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SPECIAL

SUMMARY
OF THE
SPECIAL JOINT MEETING
OF THE
CITY PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY
THURSDAY
JANUARY 23, 1992
ROOM 282, CITY HALL
6:00 P.M.

DOCUMENTS DEPT.

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PRESENT: City Planning Commissioners: Bierman, Elzey, Hu, Karasick and Sewell.

Redevelopment Agency Commissioners: Bagot, King, Kitahata, Tsen.
Staff: Tom Conrad, Edward Helfeld, Executive Director.

6:40 P.M.

PRESIDENTS HU & BAGOT CONVENED INTO SESSION THE JOINT HEARING OF THE CITY PLANNING COMMISSION AND THE REDEVELOPMENT AGENCY COMMISSION AT 6:40 p.m.

A. SPECIAL CALENDAR

DRAFT ENVIRONMENTAL IMPACT REPORT PUBLIC HEARING

1. 91.355E (SAHM)

Yerba Buena Center Redevelopment Plan, Amendments to Redevelopment Plan to include additional areas designated for housing and to make the Plan congruent where appropriate with the Downtown Plan, and amendments to Disposition & Development Agreement between Redevelopment Agency and Olympia & York; the area generally bounded by Second, Harrison, Fourth and Market Streets and including all of blocks 3723, 3734, 3751 and portions of blocks 3705, 3706, 3707, 3722, 3724, 3733, 3735, 3750, 3752 and 3763; a Subsequent EIR to both assess the above amendments and update analyses from the original and Second Supplemental EIRs.

(TAPE: IIIA: #1070-3002)

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

SPEAKERS: Jane Primisler, Elizabeth Bordman, Calvin Welch

ACTION: PUBLIC HEARING CLOSED.

VOTE: 9-0

PUBLIC COMMENT PERIOD EXTENDED TO RECEIVE

WRITTEN COMMENTS UNTIL 5 P.M., FEBRUARY 17, 1992

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

None

Adjourned: 7:20 p.m.

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
January 23, 1992
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Elzey, Hu, Karasick and Sewell.

ABSENT: Commissioner Morales.

NOTE: The Commission will take a short recess at 3:30 p.m.

NOTE: AT APPROXIMATELY 6:00 P.M., THE COMMISSION WILL CONVENE INTO A SPECIAL JOINT MEETING WITH THE REDEVELOPMENT AGENCY COMMISSION TO CONSIDER THE MATTER OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE YERBA BUENA CENTER REDEVELOPMENT PLAN.

1:40 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:40 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Barry Pearl, Larry Badiner, Lu Blazej, Susana Montana, Jim Bergdoll, Diane Wong, Julian Banales, Gerald Green and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 91.350D (BERKOWITZ)
771-73 19TH AVENUE, west side between Fulton and Cabrillo Streets, Lot 15 in Assessor's Block 1662 - Request for Discretionary Review of Building Permit Application No. 9102477 for the construction of a vertical addition in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of December 19, 1991)
(Proposed for continuance to February 20, 1992)

CONTINUED TO FEBRUARY 20, 1992

(TAPE: IA: #0009-0180)

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

2. 91.350D (BERKOWITZ)
770 - 23RD AVENUE, south side between Fulton and Cabrillo Streets, Lot 34 in Assessor's Block 1665 - Request for a Discretionary Review of Building Permit Application No. 9111083 for the construction of a rear yard addition to a two-unit residential building in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of December 19, 1991)
(Proposed for continuance to February 20, 1992)

ITEM 91.350D continued

(TAPE: IA: #0009-0180)

CONTINUED TO FEBRUARY 20, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

3. 91.605D (BLAUVELT)

1009 FRANCISCO STREET, south side between Larkin and Polk Street, Lot 25 in Assessor's Block 477 -- Requests for Discretionary Review of Building Permit Application No. 9107629 to construct a vertical and horizontal extension to the existing two-story-over-garage, single-family dwelling, and of Building Permit Application No. 9107628 to construct a second dwelling unit in a separate four-story structure immediately behind the existing house, in an RH-2 (House,Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of December 12, 1991)

NOTE: Simultaneously with the Commission's consideration of the Discretionary Review requests, the Zoning Administrator will hear testimony on Variance Application No. 91.344V for the same property.

(The Variance hearing is continued from December 12, 1991)

(Proposed for continuance to January 30, 1992)

(TAPE: IA: #0009-0180)

CONTINUED TO JANUARY 30, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

4. 91.669EZ (GREEN)

1421-25, AND 1429 CASTRO STREET, east side between 24th and Jersey Streets; Lot 23 and 43 in Assessor's Block 6538 -- Consideration of an amendment to the City Planning Code by amending the Zoning Map to change an existing RH-2 designation for the above property to the 24th Street-Noe Valley Neighborhood Commercial District.

(Proposed for Continuance to February 6, 1992)

(TAPE: IA: #0009-0180)

CONTINUED TO FEBRUARY 6, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

5. 91.698C (BANALES)

1112-24 POLK STREET, northeast corner of Post Street, Lot 12 in Assessor's Block -- Request for Conditional Use Authorization to allow a non-residential use in excess of 3,000 square feet within the Polk Street Neighborhood Commercial District. The proposal is to allow an existing video store on the ground floor of an existing four story building to expand (within the building) from approximately 2,990 square feet to 3,918 square feet of floor area. The exterior of the building will not be impacted by the proposal.

(Proposed for Continuance to Regular February 6, 1992)

(TAPE: IA: #0009-0180)

CONTINUED TO FEBRUARY 6, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

6. 91.279ETETT MODIFY EXISTING FEES AND INSTITUTE NEW FEES (BASH)
(a) Eliminate exemptions for nonprofit organizations from planning fees
(Planning Code and Administrative Code)
(Continued from Regular Meeting of December 19, 1991)
(Proposed for continuance to January 30, 1992)

(TAPE: IA: #0009-0180)
VOTE: 4-0

CONTINUED TO JANUARY 30, 1992

ABSENT: COMMISSIONERS ELZEY & MORALES

- (b) Authorize certain nonprofit housing development corporations to defer payment of fees for initial environmental evaluations, environment impact reports, and applications for change in setback lines, reclassifying property or imposing interim controls, conditional use, planned unit development or variance, for certain affordable housing developments, to the time of permit issuance. (Planning Code and Administrative Code)
(Continued from Regular Meeting of December 19, 1991)
(Proposed for continuance to January 30, 1992)

(TAPE: IA: #0009-0180)
VOTE: 4-0

CONTINUED TO JANUARY 30, 1992

ABSENT: COMMISSIONERS ELZEY & MORALES

- (c) Institute discretionary review fee for review of applications for determination of compatibility with design guidelines in the Bernal Heights Special Use District. (Planning Code)
(Continued from Regular Meeting of January 9, 1992)
(Proposed for indefinite continuance)

(TAPE: IA: #0009-0180)
VOTE: 4-0

CONTINUED INDEFINITELY

ABSENT: COMMISSIONERS ELZEY & MORALES

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

None

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

(TAPE: IA: #0215-0540)

*SPEAKER: Amit Ghosh

re: Update on Department's new computer system

**Extension of 179 (amnesty program) approved at Board of Supervisors
at first reading

7. Tier III (BERKOWITZ)
167 DORANTES STREET, north side between Magellan and Montalvo
Avenues, Lot 20 in Assessor's Block 2884 - Informational presentation
of Building Permit Application No. 91184105 for the construction of a
rear yard extension in an RH-1 (D) (House One-Family, Detached
Dwellings) district. This project is being brought to the
Commission's attention pursuant to Planning Commission Resolution No.
12044.1.

(TAPE: IA: #0445-0506)

NO OPPOSITION

NO ACTION

8. Tier III (BERKOWITZ)
2447 VALLEJO STREET, south side between Pierce and Steiner Streets,
Lot 21 in Assessor's Block 562 - Informational presentation of
Building Permit Application No. 9120030 for the construction of a
rear yard deck in an RH-1 (House, One-Family) district. This project
is being brought to the Commission's attention pursuant to Planning
Commission Resolution No. 12044.1.

(TAPE: IA: #0445-0506)

NO OPPOSITION

NO ACTION

9. TIER III (BERKOWITZ)
34 RICO WAY, north side between Avila and Retiro Ways, Lot 17 in
Assessor's Block 418A - Informational Presentation of Building Permit
Application No. 9110415 for construction of front and rear yard
extensions in an RH-1 (House, One-Family) district. This project is
being brought to the Commission's attention pursuant to Planning
Commission Resolution No. 12044.1.

(TAPE: IA: #0445-0506)

NO OPPOSITION

NO ACTION

*UPDATE ON DEPARTMENT COMPUTER SYSTEM;

**ACTIONS AT BOARD OF SUPERVISOR'S THIS WEEK

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

10. 91.074C

(PEARL)

2220-2222 AND 2224 SACRAMENTO STREET, northside between Laguna and Buchanan Streets, Lots 5 and 6 in Assessor's Block 627 -- Request for authorization of Conditional Use to operate the two properties together as a single hotel (Mansion Hotels). Conditional Use authorization was previously granted for use of 2220-2222 Sacramento Street (Lot 5) as a tourist hotel of sixteen (16) rooms or suites of rooms under Resolution Number 8586, Case Number CU80.9, Adopted: May 1, 1980. Conditional Use authorization was previously granted for 2224 Sacramento Street (Lot 6) for one (1) dwelling unit and five (5) guest rooms, under Resolution Number 8030, Case Number DR78.59(CU), Adopted: August 3, 1978. Use of the five guest rooms at 2224 Sacramento Street is approved as a "Boarding House" where lodging or both meals and lodging, without individual cooking facilities, are provided for compensation and by prearrangement for a week or more at a time.

The requested authorization of Conditional Use proposes overnight guests at 2224 Sacramento Street, which is permitted under Section 209.2(d) of the City Planning Code for five or fewer guest rooms in an RH-2 (House, Two-Family) zoning district. The requested authorization also would involve a modification of Condition Number 4 of Resolution Number 8586 to permit service to persons other than "registered resident guests" at the hotel restaurant.

The requested authorization, to operate the two buildings together as a single hotel use, involves approval of an enclosed walkway previously constructed between the two buildings without benefit of permit. The Chambers Mansion, 2220-2222 Sacramento Street, is designated City Landmark Number 119. A Certificate of Appropriateness, Case Number 91.031A, was filed on January 28, 1991, as is currently under review by the Landmarks Preservation Advisory Board.

An amendment to the previously continued request for authorization was filed on May 8, 1991 which would also involve a modification of Condition Number 13 of Resolution Number 8586 to permit limited outdoor activities for wedding ceremonies only.

(Continued from Regular Meeting of January 9, 1992)

NOTE: ON DECEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 5-1. COMMISSIONER ENGMANN DISSENTING. COMMISSIONER SEWELL ABSENT.

(TAPE: IA: #0560-3072)

(TAPE: IB: #2665-2987)

SPEAKERS: Richard Judd, council for project owner, Howard Schuman,
Dawn Acaraho, Tracy Pretikin-Bore, Bob Pretikin, Hotel owner

ACTION: APPROVED WITH CONDITIONS
AS MODIFIED

VOTE: 5-0

ABSENT: COMMISSIONER MORALES
MOTION NO: 13256

F. REGULAR CALENDAR

11. 87.847CB (BADINER)

DAVIES MEDICAL CENTER, block bounded by Castro, Duboce, Noe and 14th Streets, Assessor's Block 3539, Lot 1--Request for Project Authorization for a Medical Office Building at the corner of Duboce and Noe Streets containing approximately 36,000 square feet of office space subject to the Office Development Limitation Program and a Request for Conditional Use Authorization under Planning Code Section 209.3 to allow an institutional use in a Residential District for the Medical Office Building and an approximately 294 square parking garage at the corner of Castro and 14th Streets. The Medical Office Building would be four stories and approximately 65' in height stepping up the hill. It would contain a total of about 50,000 square feet of space including the office use, labs, waiting rooms and education facilities. The parking lot would be three stories and approximately 30 feet in height.

The project site is located in an RH-3 (Residential, Three Family) District and 65-D and 130-E Height and Bulk District.
(Continued from Regular Meeting of December 5, 1991)

(TAPE: IA: #3075-3201)

(TAPE: IB: #0000-2664)

SPEAKERS: Greg Manardo, rep. of Medical Center, Jim Herman, Mitchell Davis, George Robinson, Wayne Laudensock, Richard Hausar, Piere Livinton, Barry Freegill, Dennis Hill, Evan Burenstein, Steve Mahelthorn, Roger Waldon, Hilly Anderson, Mary Gamma, Dr. Charles Williamson, Peter Persley

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NOS: 13254 (ANNUAL LIMIT), 13255 (CONDITIONAL USE)

12. (BLAZEJ)

Public hearing and comment pursuant to Section 321.1 on "Office Projects Approved Since November 29, 1984 - Annual Limit Adjustment" as outlined in a Department of City Planning memorandum of December 19, 1991. The annual allocation of new office space of 475,000 square feet will remain in effect for six additional years through 1997. In 1998 there will be an allocation of 912, 418 square feet for office years. In subsequent years the allocation for office use will be 950,000 square feet.

(TAPE: IB: #3000-3196)

(TAPE: IIA: #0000-2090)

SPEAKERS: Jeff Heller, Jim Lazarus, Clark Manus, Joe O'Donohue, Edith McMillian, Margaret Seigal

MEETING HELD.

NO ACTION REQUIRED.

13. 88.514CC (MONTANA)

1071 PAGE STREET, south side between Broderick and Divisadero Streets, Lot 27 in Assessor's Block 1237--Request for authorization of Conditional Use to allow a five-suite Bed and Breakfast (The Nolan House) in an RM-1 (Mixed Residential, Low Density) District pursuant to Section 209.2(d) of the Planning Code.
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIA: #2236-3152)

(TAPE: IIB: #0000-1457)

SPEAKERS: Timothy Socket, project owner, Joanna Mirrenthal, Jannette Nettal, Peter Gardner, Dianah Smith, Paul Fuiwall, Kate Donahue, Edward Engillian, Joe O'Donohue

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NO: 13258

14a. 90.656V (MONTANA)

1448 - 19TH AVENUE, east side between Judah and Kirkham Streets, Lot 34 in Assessor's Block 1835--Request for Conditional Use to allow conversion of an existing one-car parking garage of a single-family home to a small (459 square foot) religious institution (Kwan Yin and Wong Tat Sin Buddhist Temple) which would operate from 10:00 A.M. to 4:00 P.M. for counseling and prayer of from one to five persons at any one time, principally on Sundays, in an RH-1 District.
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIA: #2100-2230)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NO: 13257

14b. 90.656V (MONTANA)

1448 - 19TH AVENUE, eastside between Judah and Kirkham Streets, Lot 34 in Assessor's Block 1835 - Request for an off-street parking space variance to facilitate operation of a small (459 square feet) religious institution (Kwan-Yin and Wong Tat Sin Buddhist Temple) in a ground story garage of a single-family dwelling in an RH-2 (Two-Family Residential) District pursuant to Sections 151 and 305 of the Planning Code.

(TAPE: IIA: #2100-2230)

ZONING ADMINISTRATOR CLOSED THE PUBLIC HEARING.

4:30 P.M.

15. 91.164CC (BERGDOLL)

4525-27 GEARY BOULEVARD, south side between 9th and 10th Avenues; Lot 46 in Assessor's Block 1535 -- Request for Conditional Use Authorization to demolish a building containing a second floor dwelling unit within an NC-3 Neighborhood Commercial District. The proposal is to demolish the earthquake-damaged building and replace it with a landscaped parking/staging area for the mortuary. The subject lot is approximately 2,500 square feet in area.

ITEM 91.164CC continued

(TAPE: IIB: #1630-2580)

SPEAKERS: Bruce Dodd, Edith McMillian, Margaret Segal

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NO: 13259

16. 91.710C (D. WONG)

1165 POWELL STREET, southwest corner of Jackson Street; Lot 1 in Assessor's Block T91 -- Request for Conditional Use Authorization to establish a Small Fast Food Restaurant, as defined by Section 890.90 of the Planning Code, in the Chinatown Residential Neighborhood Commercial District. The proposed establishment occupies 1,137 square feet of ground floor commercial space in a three-story mixed use building, and will have approximately three tables with a seating capacity of approximately 12 people.

(TAPE: IIB: #2585-2647)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NO: 13260

17. 91.591C (BANALES)

1966 LOMBARD STREET, north side between Buchanan and Webster Streets; Lot 11 in Assessor's Block 493 -- Request for Conditional Use Authorization to convert an existing second story dwelling unit to commercial use within an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to convert the existing dwelling unit containing 2 bedrooms in approximately 1,350 square feet of floor area, to commercial use consisting of 4 offices, a conference room and kitchen. The space, which is legally recognized as a dwelling unit, has been used as office and storage space for approximately 25 years. No exterior alterations are proposed. (Continued from Regular Meeting of December 19, 1991)

(TAPE: IIB: #2655-3060)

SPEAKERS: Charles Lewes, Marsh Garland

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

FINAL LANGUAGE: JANUARY 30, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER MORALES

18. 91.624C (GREEN)

3001 - 24TH STREET, southwest corner of Harrison Street; Lot 1 in Assessor's Block 6522 -- Request for Conditional Use Authorization to provide one Pool Table defined by Section 790.38 of the Planning Code as OTHER ENTERTAINMENT within an existing bar in the 24th Street Mission Neighborhood Commercial District. The proposal is to add one pool table to the existing ground floor bar approximately 920 square feet in size without physical alterations. (Continued from Regular Meeting of December 19, 1991)

(TAPE: IIB: #3065-3140)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NO: 13261

19. 90.599EC (GREEN)
(a) 645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot 29 in Assessor's Block 861 -- Request for Conditional Use Authorization to allow significant alteration of an existing building on a lot in excess of 5,000 square feet, and to permit a density bonus for affordable housing under California State Law (Government Code Sections 65915 and 65717) with an NC-1 Neighborhood Commercial Cluster District and the proposed Haight Street Affordable Housing Special Use District. The proposal is to alter the existing two-story-over-basement building formerly used as an auto repair/parking garage, by adding a new third-story and converting the entire building to a mixture 8 up to 12 market rate and affordable housing units. The basement level will contain 23 off-street parking spaces. Lot 29 is approximately 10,312 square feet in size.
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIIA: #0020-1063)

SPEAKERS: Gary Gee, Andy Serkin

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

FINAL LANGUAGE: FEBRUARY 6, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER MORALES

19. 90.599TZ (GREEN)
(b) 645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot 29 in Assessor's Block 861 -- Consideration of an amendment to the City Planning Code and Zoning Map to add Section 249.12 Haight Street Affordable Housing Special Use District. The proposed Special Use District would allow as a conditional use a housing project with a density bonus for affordable housing units of a least 25 percent over the number of dwelling units otherwise permitted as a principal use in the Haight Street Neighborhood Commercial. The proposed Special Use District would also allow an exception or modification of the rear yard requirements.
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIIA: #0020-1063)

ACTION: APPROVED AS PROPOSED BY DEPARTMENT STAFF

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

RESOLUTION NO: 13262

7:35 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

20. 90.620D (BERKOWITZ)
150-160 GRANDVIEW AVENUE, west side between Romain Street and Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Discretionary Review of Building Permit Application No. 9017648 to construct 5 single family houses in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of December 19, 1991)
(TAPE: IIIA: #3076-3167)
(TAPE: IIIB: #0000-2970)
SPEAKERS: David Cincotta, Marcy Wong, Marge Bernette, Hays Barch, Lou Burgnetti, John Sal, Dorice Murphy, Peter Gass, Joe O'Donohue, Virginia Clark, David Cincotta
MEETING HELD.
ACTION: CONTINUED TO FEBRUARY 20, 1992 VOTE: 5-0
ABSENT: COMMISSIONER MORALES
21. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 9, 1992)
(TAPE: IIIB: #2975-3161)
(TAPE: IVA: #0000-1867)
SPEAKERS: Jerry Ritter, Joseph Micsack, Mr. Sanomee, Project owner, Rennee Sanomee, Denise LaPoint
ACTION: TAKE DISCRETIONARY REVIEW. VOTE: 5-0
CONTINUED TO FEBRUARY 20, 1992
ABSENT: COMMISSIONER MORALES
22. 91.713D (BERKOWITZ/PASSMORE)
286 GREEN STREET, north side between Montgomery and Sansome Streets, Lot 16 in Assessor's Block 116 Request for Discretionary Review of Building Permit Application No. 9122687 for the construction of a vertical extension - and additional story of occupancy in an RM-1 (Mixed Residential, Low Density) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(TAPE: IVA: #1890-2365)
SPEAKERS: Ann Stronsick, Gene Lam
ACTION: NO DISCRETIONARY REVIEW VOTE: 4-0
ABSENT: COMMISSIONERS ELZEY & MORALES

23. 91.520D (BERKOWITZ)
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary Review of Building Permit Application No. 9101627 for the construction of a vertical addition to a single family house in an RH-1 (D) House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of December 19, 1991)

ACTION: CONTINUED TO FEBRUARY 20, 1992

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

24. 91.493D (BERKOWITZ)
564 DIAMOND STREET, south side between 22nd and 23rd Streets, Lot 13A in Assessor's Block 2772 - Request for a Discretionary Review of Building Permit Application NO. 9109523 for the construction of a rear yard addition to a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting from December 19, 1991)

(TAPE: IVA: #2370-3105)

SPEAKERS: Harrison Voigt, Jerry Vaverk, Tom Marakava

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

25. 91.523D (BERKOWITZ)
18 SEQUOIA WAY, west side, between Reposa Way and Omar Way, Lot 10 in Assessor's Block 2955A - Request for Discretionary Review of Building Permit Application No. 9109197 for the construction of a rear yard addition to a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IVA: #3109-3163)

(TAPE: IVB: #0000-2464)

SPEAKERS: Hans Mader, Mike Bontatibus, Carl Zendar, Dan Liebertson, Kathleen Roulands, John Etchery, John Leininger, project owner, Amporn Leininger, project owner

ACTION: NO DISCRETIONARY REVIEW

VOTE: 3-1

CONSENT CALENDAR: JANUARY 30, 1992

DISSENTING: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS ELZEY & MORALES

26. 91.536D (BERKOWITZ)

4342 ARMY STREET, north side, between Diamond and Douglas Streets, Lot 12A in Assessor's Block 6561 - Request for Discretionary Review of Building Permit Application No. 9018116 for the construction of a rear yard addition to a single family house in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of December 19, 1991)

(TAPE: IVB: #2466-3161)

(TAPE: VA: #0000-2466)

SPEAKERS: Bruce Bonniker, Clint Sherman, Robert McCarthy, Phillip Jacka, Ann Jacka, Dennis Day, Robert McCarthy, Bob Pantell

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

27. 91.606D (BERKOWITZ)

40 EL VERANO WAY, north side between Maywood and Fernwood Drives Lot 5 in Assessor's Block 3045 - Request for Discretionary Review of Building Permit Application No. 91109555 for the construction of a vertical extension - an additional story of occupancy - for a single family home in an RH-1 (D) (House, One-Family), Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(TAPE: VA: #2485-3193)

(TAPE: VB: #0000-0772)

SPEAKERS: Michael Visconti, Norman Gong, Randall Fong

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

Adjourned: 12:00 a.m.

CPC:658

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S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
February 6, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 25 1992

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Hu, Morales and Karasick.

ABSENT: Commissioner Sewell.

1:45 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:45 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Gene Coleman, Martha Kessler, Larry Badiner, Barbara Sahm, Gerald Green, Andy Blauvelt, Angelica Chiong, Larry McDonald, Julian Banales and Linda Avery - Administrative Secretary.

NOTE: The Commission will take a short recess at 3:30 p.m.

A. ITEMS TO BE CONTINUED

(TAPE: IA: #0031-0109)

B. PUBLIC COMMENT

(TAPE: IA: #0113-1038)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

SPEAKERS: Calvin Welch

RE: fees for non-profit org.

SPEAKERS: Joe O'Donohue, Residential Builders

RE: fees for non-profit org.

SPEAKERS: Virginia Conway

RE: Update CP Code-remove signs on sides of buildings

SPEAKERS: Edith McMillian

RE: Praise of staff - Lu Blazej

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: #1040-1200)

COMMISSIONER HU: NON-PROFIT FEES: ARTICLE ON CITY PLANNING
COMMISSION AS LAME DUCKS.

D. DIRECTOR'S REPORT

1. TIER III (COLEMAN)
2440 FILBERT STREET, northside, Lot 23 in Assessor's Block 513 ---
Informational presentation of Building Permit Application No. 9114913
for an extension to the rear of 8 feet at the first floor and 3 feet
6 inches at the second floor in an RH-1 (House, One-Family)
district. This project is being brought to the Commission's
attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IA: #1205-1275)

NO OPPOSITION
NO ACTION

2. TIER III (COLEMAN)
201 DELANO AVENUE, eastside, Lot 18 in Assessor's Block 3211 ---
Informational presentation of Building Permit Application No. 9122414
for an extension to the rear of 22 feet by 14 feet and two stories
high in an RH-1 (House One-Family) district. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.

(TAPE: IA: #1205-1275)

NO OPPOSITION
NO ACTION

3. TIER III (COLEMAN)
49 CERES STREET, eastside between Williams and Thorton Avenues, Lot
24 in Assessor's Block 5410 -- Informational presentation of Building
Permit Application No. 9110136 to add two decks at the rear of a
single-family dwelling. This project is being brought to the
Commission's attention pursuant to Planning Commission Resolution No.
12044.

(TAPE: IA: #1205-1275)

NO OPPOSITION
NO ACTION

4. (KESSLER)
Consideration of Resolution authorizing the Director of Planning to
enter into a Personal Services Contract with Santa Cruz County for
the Services of Richard A. Charter for up to \$9,000 for the Local
Government Coordination Program for offshore and leasing proposals.

(TAPE: IA: #1280-1369)

ACTION: APPROVED
ABSENT: COMMISSIONER SEWELL
RESOLUTION NO: 13270

VOTE: 5-0

5. (BADINER)
299 SECOND STREET -- Status report on compliance with Conditions of Approval of Motion Nos. 13096A and 13096B and Motion Nos. 11954, 11955 and 11956 authorizing construction of a 260,000 gross square foot office building at Second and Folsom Streets.

(TAPE: IA: #1372-1496)

ACTION: COMMISSION DIRECTED STAFF TO FOLLOW THROUGH WITH THEIR PROPOSAL.

6. (SAHM)
Rescind Commission Resolution No. 9286; this resolution established interim policies on off-street loading requirements in 1982 based on Guiding Downtown Development, and was superceded by amendments to Sections 152, 152.1, 153, 154, 155 of the City Planning Code..

(TAPE: IA: #1500-1956)

ACTION: APPROVED

VOTE: 5-0

ABSENT: COMMISSIONER SEWELL
RESOLUTION NO: 13271

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

7. 90.599EC (GREEN)
645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot 29 in Assessor's Block 861 -- Request for Conditional Use Authorization to allow significant alteration of an existing building on a lot in excess of 5,000 square feet, and to permit a density bonus for affordable housing under California State Law (Government Code Sections 65915 and 65717) with an NC-1 Neighborhood Commercial Cluster District and the proposed Haight Street Affordable Housing Special Use District. The proposal is to alter the existing two-story-over-basement building formerly used as an auto repair/parking garage, by adding a new third-story and converting the entire building to a mixture 8 up to 12 market rate and affordable housing units. The basement level will contain 23 off-street parking spaces. Lot 29 is approximately 10,312 square feet in size.
(Continued from Regular Meeting of December 19, 1991)
NOTE: ON JANUARY 23, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER MORALES WAS ABSENT.

(TAPE: IA: #2055-2301)

ACTION: APPROVED WITH CONDITIONS
EXCUSED: COMMISSIONER MORALES
ABSENT: COMMISSIONER SEWELL
MOTION NO: 13272

VOTE: 4-0

F. CONSENT CALENDAR--PUBLIC HEARING CLOSED

NOTE: PURSUANT TO PLANNING COMMISSION SPECIAL DISCRETIONARY REVIEW HEARING PROCEDURES, IF THE COMMISSION REACHES A 3-1 (OR 3-2) VOTE TO NOT TAKE OR TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE OR DISAPPROVE A PROPOSAL, THE CASE IS CONTINUED TO THE FULL COMMISSION ON CONSENT CALENDAR WITH RECOMMENDATION. IF A COMMISSIONER REQUESTS A NEW FULL PUBLIC HEARING ON A CONSENT CALENDAR ITEM, THE MATTER WILL BE REMOVED FROM THE CONSENT CALENDAR AND HEARD AS A REGULAR CALENDAR ITEM FOR PUBLIC TESTIMONY ON THE SAME DAY AS THE CONSENT DATE. THE COMMISSION PRESIDENT WILL ANNOUNCE THE TIME OF SUCH HEARING AT THE TIME THE MATTER IS REMOVED FROM THE CONSENT CALENDAR.

8. 91.628D (BLAUVELT)

363 COLLINGWOOD, east side between 20th and 21st Streets, Lot 22G in Assessor's Block 2752 -- Request for Discretionary Review of Building Permit Application NO. 9113573 to construct a vertical (partial third story) and horizontal (rear) extension to, and create a second dwelling unit within the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of January 16, 1992)

NOTE: ON JANUARY 30, 1992, THE COMMISSION VOTED (3-1) TO TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE WITH CONDITIONS AND RE-DESIGN. COMMISSIONER KARASICK DISSENTING. COMMISSIONERS HU AND MORALES WERE ABSENT.

(TAPE: IA: #2305-2417)

ACTION: COMMISSIONER HU REQUESTED A NEW HEARING & REQUESTED A CONTINUANCE.

CONTINUED TO FEBRUARY 20, 1992

ABSENT: COMMISSIONER SEWELL

VOTE: 5-0

G. REGULAR CALENDAR

9. (BADINER)

OFFICE DEVELOPMENT LIMITATION PROGRAM -- Public hearing on the Rules and Regulations of the Office Development Limitation Program and a schedule for evaluation of office development projects in the 1991-1992 approval period.

(TAPE: IA: #2420-3156)

(TAPE: IB: #0000-2583)

SPEAKERS: Sue Hestor, John Bardis, Calvin Welch
MEETING HELD.

ACTION: CONTINUED TO FEBRUARY 13, 1992

ABSENT: COMMISSIONER SEWELL

VOTE: 5-0

10. 91.511C (CHIONG)

2814 - 19TH STREET, north side between Bryant and Florida Streets; Lot 15 in Assessor's Block 4022 -- Request for Conditional Use Authorization to establish a small self-service restaurant as defined per Section 790.91 of the Planning Code with approximately 1,000 square feet, and seating capacity for up to 25 persons within an RH-2 (House Two-Family) District and classified as a Non-Conforming Use (NCU). The proposal is to convert an industrial use (coffee roasting) to a cafe with accessory coffee roasting.

(TAPE: IB: #2648-2755)

ACTION: APPROVED WITH CONDITIONS

VOTE: 4-0

ABSENT: COMMISSIONER BOLDRIDGE & SEWELL

MOTION NO: 13273

*11a. 91.339EC (McDONALD)

701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. A request for authorization of conditional use to permit construction of a building containing no parking spaces, a senior service center of less than 5000 square feet of area in the basement and ground levels and four floors above containing 103 rooms of group housing and one manager's unit on a lot containing 11,250 square feet of area in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.

(TAPE: IIA: #0810-3172)

(TAPE: IIB: #0000-1259)

SPEAKERS: Vivian Fay Tsen, Herb McLaughlin, project architect, John Ellis, Rev. William B. Nern, project sponsor, Randy Shaw, Edith McMillian, Alice Barkley, Randy Shaw, John Sanger

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 4-0

FINAL LANGUAGE FEBRUARY 13, 1992

PUBLIC HEARING CLOSED

*ITEM WAS CALLED OUT OF ORDER & HEARD AFTER #15.

11b. 91.339V (McDONALD)

701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. Request for a MODIFICATION OF REAR YARD REQUIREMENTS under code Section 134(e) to allow a reduced rear yard area of 2620 square feet when 2812.5 square feet are required and a PARKING VARIANCE to allow for a total of 26 off-street parking spaces when 35 spaces are required on a lot in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.

(TAPE: IIA: #0810-3172)

(TAPE: IIB: #0000-1259)

ZONING ADMINISTRATOR CLOSED THE PUBLIC HEARING
& WILL TAKE THE MATTER OF VARIANCE UNDER CONSIDERATION
(ITEM WAS CALLED OUT OF ORDER & HEARD AFTER #15).

12. 91.698C (BANALES)
1112-24 POLK STREET, northeast corner of Post Street, Lot 12 in Assessor's Block -- Request for Conditional Use Authorization to allow a non-residential use in excess of 3,000 square feet within the Polk Street Neighborhood Commercial District. The proposal is to allow an existing video store on the ground floor of an existing four story building to expand (within the building) from approximately 2,990 square feet to 3,918 square feet of floor area. The exterior of the building will not be impacted by the proposal.
(Continued from Regular Meeting of January 23, 1992)

(TAPE: IB: #2760-2818)

ACTION: APPROVED WITH CONDITIONS

VOTE: 4-0

ABSENT: COMMISSIONERS SEWELL & BOLDRIDGE
MOTION NO: 13274

13. 91.686C (GREEN)
5656 MISSION STREET, west side between Farragut and Whipple Avenues; Lot 3 in Assessor's block 7099 -- Request for Conditional Use Authorization to allow a reduction of the residential off-street parking requirements for an existing building located within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to legalize a conversion of a street level basement containing required off-street parking (for the upper floor dwelling unit) to a commercial self-service landromat approximately 966 square feet in size.
(Continued from Regular Meeting of January 9, 1992)

(TAPE: IB: #2845-3048)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER SEWELL
MOTION NO: 13275

14. 91.639C (GREEN)
821 TARAVAL STREET, south side between 18th and 19th Avenues; Lot 31 in Assessor's Block 2407 -- Request for Conditional Use Authorization to alter and enlarge an existing Nonconforming Motel within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to enlarge the existing second story and altering the existing ground floor to include new retail floor area (at street level) approximately 509 square feet in size. The project also includes expansion of the existing managers unit, and increases the total number of guest rooms from 10 to 12. The project includes the total number of required off-street parking spaces (11).
(Continued from Regular Meeting of January 9, 1992)

(TAPE: IB: #3053-3156)

(TAPE: IIA: #0000-0158)

SPEAKERS: John Lee, project sponsor

ACTION: APPROVED WITH CONDITIONS

ABSENT: COMMISSIONER SEWELL
MOTION NO: 13276

15. 91.669EZ (GREEN)
1421-25, AND 1429 CASTRO STREET, east side between 24th and Jersey Streets; Lot 23 and 43 in Assessor's Block 6538 -- Consideration of an amendment to the City Planning Code by amending the Zoning Map to change an existing RH-2 designation for the above property to the 24th Street-Noe Valley Neighborhood Commercial District.
(Continued from Regular Meeting of January 23, 1992)

(TAPE: IIA: #0162-0724)

SPEAKER: Mr. Gardner, co-owner

ACTION: APPROVED WITH CONDITIONS AS MODIFIED

VOTE: 5-0

ABSENT: COMMISSIONER SEWELL

MOTION NO: 13277

5:55 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

16. 92.044D (COLEMAN)
225 ANZA VISTA STREET, westside between Vega and Turk Streets, Lot 28 in Assessor's Block 1112 -- Request for Discretionary Review of Building Permit Application No. 9118682 to construct a horizontal extension to the rear of a two unit building in an RH-2 (House, Two-Family) District. This project would be a demolition under the expired NCIC.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIB: #1345-1507)

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE & SEWELL

17. 91.701D (COLEMAN)
1239 - 37TH AVENUE, westside between Lincoln Way and Irving Street, Lot 7 in Assessor's Block 1713 -- Request for Discretionary Review of Building Permit Application No. 9121848 to replace an existing back porch with a new family room that expands the building envelope in an RH-1 (House One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of January 9, 1992)

(TAPE: IIB: #1510-2360)

SPEAKERS: Leonard Price, Mrs. Price, Patrick McGrew

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE & SEWELL

18. 91.241D (COLEMAN)
142 EDINBURGH STREET, between Avalon Street and Peru Avenue, Lot 11
in Assessor's Block 5956 -- Discretionary Review of Building Permit
Application No. 9010515S -- to construct a two story single family
dwelling, in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of January 9, 1992)

(TAPE: IIB: #1300-1326)

ACTION: CONTINUED TO MARCH 5, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE & SEWELL

19. 91.698DV (COLEMAN)
117 CASELLI AVENUE, southside between Douglass and Yukon Streets Lot
44 in Assessor's Block 3700 -- Request for Discretionary Review of
Building Permit Application No. 9018068 to construct a solarium at
the rear of the existing two-story, single family dwelling in an RH-2
(House Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing.

(TAPE: IIB: #2430-3114)

SPEAKER: Daniel Shaber

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE & SEWELL

Adjourned: 6:35 p.m.

CPC:655

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S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
February 13, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
MAR 1 1 1992
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Hu, Morales, Karasick and Sewell.
ABSENT: Commissioner Elzey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:50 P.M.

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT SEWELL AT 1:50 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Andy Blauvelt, Alec Bash, Larry McDonald, Larry Badiner, Lilia Medina, Irene Nishimura, Nandini Shridhar, Jim Bergdoll, Julian Banales, Gene Coleman and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 90.851C (NIXON)
4126 - 17TH STREET, northside between Castro and Douglass Streets, Lot 28 in Assessor's Block 2623 - Request for Authorization of Conditional Use to construct five dwelling units on a lot containing 5,500 square feet of area as allowed in Section 209.1 (h). The proposal is to demolish the existing single family structure and construct five dwelling units. The new building would have a three story over garage two unit portion near the front of the lot separated by an approximately 17-feet deep courtyard from the four story above grade three unit rear section. The subject property is zoned RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk District.
(Proposed for continuance to March 12, 1992)

(TAPE: IA: #0040-0290)
VOTE: 4-0

CONTINUED TO MARCH 12, 1992
ABSENT: COMMISSIONERS HU & ELZEY

2. 91.644EC (MILLER)
1808-58 NEWHALL STREET, northeast side between Topeka Avenue and Bridgewood Drive, Lot 145 in Assessor's Block 5335A -- Request for authorization of Conditional Use to permit subdivision of one lot into FIVE LOTS OF WIDTHS LESS THAN 25 FEET, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 30, 1992)
(Proposed for continuance to February 27, 1992)

(TAPE: IA: #0040-0290)
VOTE: 4-0

CONTINUED TO FEBRUARY 27, 1992
ABSENT: COMMISSIONERS HU & ELZEY

3. 91.764C (GREEN)
3054 TARAVAL STREET, north side between 40th and 41st Avenues; Lot 14 in Assessor's Block 2369 -- Request for Conditional Use Authorization to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the Planning Code within an NC-1 Neighborhood Commercial Cluster District and Taraval Street Restaurant and Fast Food Sub-District. The proposal is to install a small self-service pizza restaurant approximately 815 square in size and without seating. (Proposed for continuance to February 20, 1992)

(TAPE: IA: #0040-0290)

VOTE: 4-0

CONTINUED TO FEBRUARY 20, 1992

ABSENT: COMMISSIONERS HU & ELZEY

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

NONE

D. DIRECTOR'S REPORT

4. TIER III (BLAUVELT)
3349 PIERCE STREET, between Chestnut and Alhambra Streets, Lot 5 in Assessor's Block 488 A -- Informational presentation of Building Permit Application No. 9115349 to add a side horizontal extension at the rear of an existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IA: #0333-0439)

VOTE: 4-0

NO OPPOSITION.
NO ACTION.

5. TIER III (PASSMORE/BLAUVELT)
424 PRINCETON STREET, between Bacon and Wayland Streets, Lot 3 in Assessor's Block 6037 -- Informational presentation of Building Permit Application No. 9117818 to add a rear horizontal extension to an existing house. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IA: #0333-0439)

NO OPPOSITION.

VOTE: 4-0

NO ACTION.

6. 91.279ETETT (BASH)
Further consideration of amendment to the City Planning Code and Administrative Code modifying application fee requirements for certain non-profit organizations.

(TAPE: IA: #0442-0990)

(TAPE: IA: #1753-1823)

SPEAKERS: Joe LaTorre, Mayor's Office of Housing

ACTION: APPROVED AS MODIFIED

VOTE: 4-0

ABSENT: COMMISSIONERS HU & ELZEY

RESOLUTION NO: 13279

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

7. 91.339EC (McDONALD)
701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. A request for authorization of conditional use to permit construction of a building containing no parking spaces, a senior service center of less than 5000 square feet of area in the basement and ground levels and four floors above containing 103 rooms of group housing and one manager's unit on a lot containing 11,250 square feet of area in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.

(Continued from Regular Meeting of February 6, 1992)

NOTE: ON FEBRUARY 6, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE AND SEWELL WERE ABSENT.

(TAPE: IA: #1000-1750)

SPEAKER: Fay Stein, rep. of project sponsor

ACTION: APPROVED WITH CONDITIONS AS MODIFIED

VOTE: 4-0

ABSENT: COMMISSIONERS HU & ELZEY

MOTION NO: 13278

F. REGULAR CALENDAR

8. (BADINER)
OFFICE DEVELOPMENT LIMITATION PROGRAM -- Public hearing on the Rules and Regulations of the Office Development Limitation Program and a schedule for evaluation of office development projects in the 1991-1992 approval period.
(Continued from Regular Meeting of February 6, 1992)

ACTION: APPROVED WITH CONDITIONS
ABSENT: COMMISSIONER ELZEY
RESOLUTION NO: 13280

(TAPE: IA: #1825-2857)
VOTE: 5-0

- 9a. 91.293C (BADINER)
741 ELLIS STREET, south side between Polk and Larkin Streets with frontage on Willow Street, Lot 23 in Assessor's Block 740: Request for Conditional use Authorization under Planning Code Section 249.5(c)(5) and Section 161(h) to reduce the parking requirement from 3 cars to 2 cars in an RC-4 (Residential Commercial Mixed, Height Density) District, the North of Market Residential Special Use District and an 80-T Height and Bulk District. The proposal is to build a four story, 12 unit residential structure with approximately 2,000 sq. ft. of commercial space.

(TAPE: IA: #2860-3156)
(TAPE: IB: #0000-1309)
SPEAKERS: Mark Pierce, rep. of project sponsor, Richard Lee, Edith McMillian

ACTION: APPROVED WITH CONDITIONS
ABSENT: COMMISSIONER ELZEY
MOTION NO: 13281

VOTE: 5-0

- 9b. 91.293V (BADINER)
741 ELLIS STREET, south side between Polk and Larkin Streets with frontage on Willow Street, Lot 23 in Assessor's Block 740: Request for a Variance from the Dwelling Unit Exposure requirements of Planning Code Section 140 and a Request for a Zoning Administrator exception to the Rear Yard Requirement as permitted under Planning Code Section 134(f) and Section 307(g).

(TAPE: IA: #2860-3156)
(TAPE: IB: #0000-1309)
ACTION: ZONING ADMINISTRATOR CLOSED THE PUBLIC HEARING & WILL TAKE THE MATTER UNDER ADVISEMENT

10. 91.375C (MEDINA)
1130 MARIPOSA STREET: 150 MISSISSIPPI STREET; and TEXAS STREET adjacent, block bounded by Mariposa, Mississippi, Texas and Seventeenth Streets, Lot 12 in Assessor's Block 3986 -- Request for Authorization of Conditional Use as a Planned Unit Development pursuant to Section 304 to construct 23 dwelling units in an M-1 (Light Industrial) District and to add an additional 2,700 square

ITEM 91.375C continued

feet of light industrial/warehouse space and up to 33 off-street parking spaces; deviation from requirements for rear yard and exposure by one dwelling unit on open space. The two new buildings would not exceed the 40-X Height and Bulk District. The existing light industrial building at 150 Mississippi Street would be retained and the warehouse at 1110 Mariposa would be demolished for a grand total of 14,000 square feet of light industrial/warehouse space.

(TAPE: IB: #1335-3156)

(TAPE: IIA: #0000-2667)

SPEAKERS: Jerremy Kotas, Tony Pontilioni, Sergia Nivi, Paul Sherrell, Dick Redal, Dick Millitt, Babetta Drafky, Leo Laswall

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER ELZEY

MOTION NO: 13282

11a. 91.733C

(NISHIMURA)

1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Request for authorization of Conditional Use to allow (legalize) a third dwelling unit on a lot having 4,537 square feet of lot area in an RH-2 (Residential House, Two-Family) District.

(TAPE: IA: #0040-0290)

SPEAKER: Paul Newman, Attorney for project sponsor
CONTINUED TO MARCH 19, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS HU & ELZEY

11b. 91.733V

(NISHIMURA)

1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Rear yard and off-street parking variance consideration in connection with the requested legalization of the construction of a dwelling unit without a building permit in the required rear yard of the property, and without the required one off-street parking space.

(TAPE: IA: #0040-0290)

CONTINUED TO MARCH 19, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS HU & ELZEY

12. 92.001C

(SHRIDHAR)

567 GOLDEN GATE AVENUE, south side between Van Ness Avenue and Polk Street; Lot 9 in Assessor's Block 766 -- Request for Conditional Use Authorization to add a small self service RESTAURANT as defined by Section 790.91 of the Planning Code to an existing specialty retail store within the Van Ness Special Use District. The proposal is to create a seating area with 12 tables, 24 seats and 7 stools occupying 309 square feet of the retail store which is approx. 4,100 square feet in size.

(TAPE: IIA: #2675-2895)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER ELZEY

MOTION NO: 13283

13. 91.727C (BERGDOLL)
1653 LOMBARD STREET, south side between Gough and Octavia Streets;
Lot 16 in Assessor's Block 505 -- Request for Conditional Use
Authorization to convert one existing second story residence to an
office use within an NC-3 Neighborhood Commercial District. The
proposal is to establish a computer consulting office on the second
floor (approximately 1,220 square feet of floor area) and convert one
ground floor parking space into a retail sales office for computer
program-related items. The building will be expanded at the ground
floor in the rear to provide a total of approximately 1,020 square
feet of floor area for commercial use at the ground level.

(TAPE: IIA: #2898-3165)
(TAPE: IIB: #0000-0472)

SPEAKER: Ted Jeong
ACTION: DISAPPROVED VOTE: 5-0
ABSENT: COMMISSIONER ELZEY
MOTION NO: 13284
14. 91.767C (BERGDOLL)
2100 FILLMORE STREET, northeast corner of California and Fillmore
Streets; Lot 18A in Assessor's Block 636 -- Request for Conditional
Use Authorization to install a WALK-UP ATM FACILITY as defined by
Section 790.140 of the Planning Code less than 3 feet from the
property line within the Upper Fillmore Neighborhood Commercial
District. The proposal is to install an ATM facility in the existing
window opening on California Street adjacent to the existing ATM
facility.

(TAPE: IIB: #0480-0736)

SPEAKER: Jerry Pike
ACTION: APPROVED WITH CONDITIONS VOTE: 5-0
ABSENT: COMMISSIONER ELZEY
MOTION NO: 13285
15. 91.714C (BANALES)
455 CLEMENT STREET, southwest corner of 6th Avenue; Lot 38 in
Assessor's Block 1437 -- Request for Conditional Use Authorization to
add LIVE ENTERTAINMENT to an existing bar within the Inner Clement
Neighborhood Commercial District. The proposal is to allow 2 or 3
piece small bands to provide live entertainment within the existing
bar. No exterior alterations to the existing structure are proposed.

(TAPE: IIB: #0745-1424)

SPEAKERS: Bruce Horrace, Michael Carris
ACTION: MEETING HELD. VOTE: 5-0
CONTINUED TO FEBRUARY 27, 1992
ABSENT: COMMISSIONER ELZEY

16. 1400 GEARY BLVD. (BANALES)
NORTHERN CALIFORNIA PRESBYTERIAN HOMES (THE SEQUOIAS) -- Public Hearing to allow side yard variance (from 20' to 5') from the Western Addition A-1 redevelopment plan. The project was approved by the Redevelopment Agency on November 12, 1991.

(TAPE: IIB: #1430-1607)

SPEAKER: Bill Diffenbach

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER ELZEY

MOTION NO: 13286

6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 91.605D (BLAUVELT)
1009 FRANCISCO STREET, south side between Larkin and Polk Street, Lot 25 in Assessor's Block 477 -- Requests for Discretionary Review of Building Permit Application No. 9107629 to construct a vertical and horizontal extension to the existing two-story-over-garage, single-family dwelling, and of Building Permit Application 9107628 to construct a second dwelling unit in a separate four-story structure immediately behind the existing house, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

NOTE: Simultaneously with the Commission's consideration of the Discretionary Review requests, the Zoning Administrator will hear testimony on Variance Application No. 91.344V for the same property. (Both Variance and CU are continued from January 30, 1992)

(TAPE: IIB: #1630-3164)

(TAPE: IIIA: #0000-2551)

(TAPE: IIIB: #1140-1857)

SPEAKERS: George Houser, rep. of project owner, Alice Barkley, Larry Chazen, Elliott Freid, Kate Black, John Loughran, Andrews Black, Dr. Frank Hinman, Jr.

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

FINAL LANGUAGE FEBRUARY 27, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER ELZEY

18. 91.627D (BLAUVELT)
519 KIRKHAM STREET, south side between 9th and 10th Avenues, Lot 44
in Assessor's Block 1855 -- Request for Discretionary Review of
Building Permit Application No. 9017108 to construct a new two-family
dwelling, after demolition of the existing structure, in an RH-2
(House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIIA: #2560-3174)

(TAPE: IIIB: #0000-1015)

SPEAKERS: Tim Griffin, Mary Ann Miller, Ann Schwah, Jerry Klein,
Walter Wong

ACTION: MEETING HELD.

VOTE: 5-0

CONTINUED TO FEBRUARY 27, 1992

ABSENT: COMMISSIONER ELZEY

19. (COLEMAN)
839 NORIEGA STREET, west side between 15th and 19th Avenues, Lot 37
in Assessor's Block 2052A -- Request for Discretionary Review of
Building Application No. 9020770 to construct a third story addition
to an existing one story over garage structure including the addition
of family room, deck and other minor building modifications, in an
RH-1 (D) (House Detached) District.
a) Consideration of Discretionary Hearing
b) Discretionary Review Hearing

(TAPE: IIIB: #1917-3167)

(TAPE: IVA: #0000-0095)

SPEAKERS: Ben Elkus, Susanna Schider, Steve Kay, Susan Pilcher

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-1

DISSENTING: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER ELZEY

Adjourned: 8:40 p.m.

CPC:664

92

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
February 20, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1992

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PRESENT: Commissioners Bierman, Boldridge, Hu, Morales, Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:35 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:35 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Milton Edelin, Alec Bash, Lulu Mabelitini, Lois Scott, Jim Nixon, Gerald Green, Lu Blazej, Andy Blauvelt and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 91.576C (L. SCOTT)
2 PLAZA AVENUE, between Laguna Honda and Magellan Avenue, Lot 1 in Assessor's Block 2841 -- Request for Conditional Use Approval to legalize the existing use of a community facility, the Arab Cultural Center, of 3400 square feet in an RH-01(D) (One Family Detached Dwelling) District.
(Proposed for Continuance to April 2, 1992)

CONTINUED TO APRIL 2, 1992

(TAPE: IA: #0037-0279)
VOTE: 6-0

2. 91.650C (BERGDOLL)
520 HAIGHT STREET, north side between Fillmore and Steiner Streets; Lot 4 in Assessor's Block 848 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the Planning Code on the ground floor of an existing three story mixed use building within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to install a specialty sandwich shop with seating for up to 49 persons, in approximately 1,900 square feet of floor area.
(Proposed for Continuance to April 23, 1992)

CONTINUED TO APRIL 23, 1992

(TAPE: IA: #0037-0279)
VOTE: 6-0

3. 91.398EKA (MARSH)
940 BATTERY STREET, east side between Green and Vallejo Streets, Lot 4A in Assessor's Block 136 - Acting on a recommendation of the Landmarks Preservation Advisory Board to authorize a Certificate of Appropriateness for exterior alterations to a compatible building within the Northeast Waterfront Historic District. The proposed project would create up to twelve live/work units in an existing three-story (over basement) warehouse building and would result in exterior alterations that include a new penthouse. The subject property is located within a C-2 (Community Business District) and a 65-X Height and Bulk District.
(Proposed for Continuance to April 23, 1992)

(TAPE: IA: #0037-0279)

CONTINUED TO APRIL 23, 1992

VOTE: 6-0

4. 88.101E and 88.102E. (MARSH)
Initiation of a new Article 10 of the City Planning Code and amendments to City Planning Code Sections 209.9(e) and 303 and a new Preservation Element of the Master Plan of the City and County of San Francisco.

Consideration of a Resolution of Intent to initiate Text and Zoning Map Amendments to the City Planning Code and to initiate a new Preservation Element of the Master Plan of the City and County of San Francisco.

(Proposed for Continuance to April 23, 1992)

(TAPE: IA: #0037-0279)

CONTINUED TO APRIL 23, 1992

VOTE: 6-0

5. 89.596ECR (LABRIE)
V FITZGERALD STREET, bounded by Earl, Donohue, and Egbert Streets, entire block of vacant land, Lots 1-8 of Assessor's Block 4918 -- Request for Conditional Use Authorization to expand an existing Recreational Vehicle Park to encompass major portion of subject block and of undeveloped city street to allow for construction of 68 additional mobile home hook-ups and a new building of 1,500 square feet that will provide shower facilities and a health club. Referral to DPW for Revocable Encroachment Permit to include undeveloped city street as part of expansion.
(Proposed for Continuance to March 5, 1992)

(TAPE: IA: #0037-0279)

CONTINUED TO MARCH 5, 1992

VOTE: 6-0

6. 91.118D (BERKOWITZ)
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9019892 for the construction of a single family house in an RH-1 (D) (House, One-Family, Detached Dwelling) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 23, 1992)
(Proposed for Continuance to March 19, 1992)

ITEM 91.118D continued

(TAPE: IA: #0037-0279)

CONTINUED TO MARCH 19, 1992

VOTE: 6-0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #0281-0300)

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

NONE

D. DIRECTOR'S REPORT

7. TIER III (BERKOWITZ)
1282 - 29TH AVENUE, east side between Lawton and Moraga Avenues, Lot 25 in Assessor's Block 1722 - Informational presentation of Building Permit Application No. 9122179 for the replacement and extension of a rear yard deck in an RH-1 (D) (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.1.

(TAPE: IA: #0315-0425)

NO OPPOSITION.

NO ACTION.

8. TIER III (BERKOWITZ)
115-117 PARNASSUS, south side between Schrader and Cole Streets, Lot TK in Assessor's Block 1277 - Information presentation of Building Permit Application NO. 9115051 for the construction of a two story rear yard deck in an RH-3 (House, Three-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.1.

NO OPPOSITION.

NO ACTION.

9. TIER III (BERKOWITZ)
2457 BAY STREET, south side at the intersection of Lyon Street, Lot 30 in Assessor's Block 925 - Informational presentation of Building Permit Application No. 9122581 for a two-story horizontal rear yard addition in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.1.

(TAPE: IA: #2805-3040)

SPEAKER: Mike Page
NO OPPOSITION.
NO ACTION.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

F. REGULAR CALENDAR

10. (EDELIN)
Proposed FY 92-93 Work Program and Budget.

(TAPE: IA: #3045-3168)
(TAPE: IB: #0000-3168)
(TAPE: IIA: #0000-0330)

SPEAKERS: Dave Feltham, MPA, Local 21, Edith McMillian
ACTION: CONTINUED TO FEBRUARY 27, 1992

11. (BASH)
Consideration of Initiation of New Fees for Planning Department Services and adjustment of Existing Fees.

(TAPE: IA: #0550-2800)

SPEAKERS: Jerry Klein, Edith McMillian
ACTION: PUBLIC HEARING ON FEBRUARY 27, 1992

12. 90.036C (MABELITINI)
223-225 ARGUELLO BLVD., west side between California and Lake Street, Lot 5 in Assessor's Block 1361 -- Request for Authorization of Conditional Use to convert a portion of a dwelling unit to Bed and Breakfast in a RM-1 (Mixed Residential, Low Density) District.

(TAPE: IIA: #0590-2485)

SPEAKERS: Jerry Klein, rep. of proj, sponsor, Marima McKunzey, James McKensey, Mrs. Biales, Mr. Logan
ACTION: APPROVED WITH CONDITIONS
MOTION NO: 13287

VOTE: 6-0

- 13a. 91.659CV (L. SCOTT)
1150 CABRILLO STREET, northeast corner of Cabrillo Street and Funston Avenue, Lot 9A in Assessor's Block 1632 - Request for Conditional Use Authorization for expansion of a existing religious facility, Cumberland Presbyterian Church, to accommodate 125 persons in its sanctuary in an RH-1 (House, One-Family) District.

(TAPE: IIA: #2491-3157)

(TAPE: IIB: #0000-1860)

SPEAKERS: Pat Scurdivan, George Jong, George Wu, Pat Scurdivan,
Charmaine Daily

ACTION: CONTINUED TO MARCH 26, 1992

VOTE: 5-0

ABSENT: COMMISSIONER BOLDRIDGE

- 13b. 91.659CV (L. SCOTT)
1150 CABRILLO STREET, northeast corner of Cabrillo Street and Funston Avenue, Lot 9A in Assessor's Block 1632 - Request for a variance for an approximately six inch encroachment of a stairway into the required rear yard above the first level of occupancy. The additional width of the stairway is necessary to meet safety requirements of the Building Code.

(TAPE: IIA: #2491-3157)

(TAPE: IIB: #0000-1860)

ACTION: CONTINUED TO MARCH 26, 1992

VOTE: 5-0

ABSENT: COMMISSIONER BOLDRIDGE

14. 91.393EZ (NIXON)
625 DUNCAN STREET, south side between Castro and Diamond Streets, Lots 40 AND 41 in Assessor's Block 6604 - Request for Reclassification of the 50 X 114 foot parcel from an RH-1 (House, One-Family) District to an RH-2 (House, Two-Family) District.

(TAPE: IIB: #1880-1991)

VOTE: 5-0

ACTION: APPROVED WITH CONDITIONS

ABSENT: COMMISSIONER BOLDRIDGE

RESOLUTION NO: 13288

15. 91.764C (GREEN)
3054 TARAVAL STREET, north side between 40th and 41st Avenues; Lot 14 in Assessor's Block 2369 -- Request for Conditional Use Authorization to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the Planning Code within an NC-1 Neighborhood Commercial Cluster District and Taraval Street Restaurant and Fast Food Sub-District. The proposal is to install a small self-service pizza restaurant approximately 815 square in size and without seating. (Continued from Regular Meeting of February 13, 1992)

(TAPE: IIB: #2000-2501)

SPEAKERS: Fernando Carvalko

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

FINAL LANGUAGE FEBRUARY 27, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER BOLDRIDGE

16. 92.014C (GREEN)
1652 STOCKTON STREET, east side between Filbert and Union Streets; Lots 16 and 17 in Assessor's Block 103 -- Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT (Section 790.92) with Bar (Section 790.38) within the North Beach Neighborhood Commercial District. The proposal is to install a full service restaurant with bar, and offering live entertainment in the form of a pianist and/or vocalist within an area approximately 4,889 square feet in size with seating for up to 190 persons and located on the ground floor of an existing three story building. The ground floor was formerly occupied by a furniture store.

(TAPE: IIB: #2505-3161)

(TAPE: IIIA: #0000-0700)

SPEAKERS: Alice Barkley, George Caselli, Mr. Moose

ACTION: APPROVED WITH CONDITIONS AS MODIFIED

VOTE: 5-0

ABSENT: COMMISSIONER BOLDRIDGE

MOTION NO: 13289

6:15 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 90.620D (BERKOWITZ/BLAZEJ)
150-160 GRANDVIEW AVENUE, west side between Romain Street and Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Discretionary Review of Building Permit Application No.9017648 to construct 5 single family houses in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 23, 1992)

(TAPE: IIIA: #0740-3167)

(TAPE: IIB: #0000-1590)

SPEAKERS: Dave Cincotta, Mary Wong, John (last name unknown), Margie Brignetti, Hans Bartsch, Dorice Murphy, Peter Gars, Joe O'Donohue, Virginia Clark

ACTION: 1. INTENT TO APPROVE WITH CONDITIONS
DEVELOPMENT PROPOSAL

VOTE: 3-2

NO: COMMISSIONERS MORALES & BIERMAN

2. INTENT TO APPROVE WITH CONDITIONS
MORALES PROPOSAL

VOTE: 2-3

NO: COMMISSIONERS KARASICK, SEWELL & HU
CONSENT CALENDAR FEBRUARY 27, 1992

18. 91.652D (BLAUVELT)
337 COLERIDGE STREET, southeast corner of Kingston Street, Lot 24 in Assessor's Block 5672 -- Request for Discretionary Review of Building Permit Application No. 9117262 to construct a horizontal extension (to the rear) to the existing two-story-over-garage dwelling, in an RH-2 (House, Two-Family) District and the Bernal Heights Special Use District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

(TAPE: IIIB: #1600-2812)

SPEAKERS: Jianmi King, Mr. (first name unknown) Leban

ACTION: TAKE DISCRETIONARY REVIEW
INTENT TO APPROVE WITH CONDITIONS
FEBRUARY 27, 1992
FINAL LANGUAGE
PUBLIC HEARING CLOSED

19. 91.702D (BLAUVELT)
573 SOUTH VAN NESS, east side between 16th and 17th Streets, Lot 8 in Assessor's Block 3571 -- Staff-initiated request for Discretionary Review of Building Permit Application No. 9111136 to legalize the conversion of a building from five dwelling units on three stories to two dwelling units on the top floor over two floors of commercial occupancy, in a Cm- (Heavy Commercial) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

ACTION: CONTINUED TO APRIL 16, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN & KARASICK

20. 91.628D (BLAUVELT)
363 COLLINGWOOD, east side between 20th and 21st Streets, Lot 226 in Assessor's Block 2752 -- Request for Discretionary Review of Building Permit Application NO. 9113573 to construct a vertical (partial third story) and horizontal (rear) extension to, and create a second dwelling unit within, the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 30, 1992)

(TAPE: IIIB: #2850-3169)

(TAPE: IVA: #0000-1997)

SPEAKERS: Duncan Wiley, Collin Hartridge, Angelia Lew, project owner, Mr. Lew, project owner

ACTION: NO DISCRETIONARY REVIEW
ABSENT: COMMISSIONER BOLDRIDGE

VOTE: 5-0

21. 91.321ESD (BERKOWITZ)
3686 - 17TH STREET, north side between Church and Dolores Streets,
Request for Discretionary Review of Building Permit Application
Numbers 9107944 and 9111378 for the demolition of existing single
story commercial building and the construction of a four-story, three
dwelling unit residential building in an RM-2 (Mixed-Residential,
Moderate density) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

ACTION: WITHDRAWN

5:00 P.M.

22. 91.562D (BERKOWITZ)
482-84 LIBERTY, north side between Noe and Sanchez Streets, Lot 53A
in Assessor's Block 3604 - Request for Discretionary Review of
Building Permit Application NO. 9112733 for the construction of a
horizontal addition in and RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IVA: #2006-2125)

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK

23. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and
Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary
Review of Building Permit Application No. 9109559 for the
construction of a horizontal addition to a single family house in an
RH-1 (House, One-Family) district.
(Continued from Regular Meeting of January 9, 1992)

ACTION: CONTINUED TO MARCH 19, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK

24. 91.520D (BERKOWITZ)
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood
Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary
Review of Building Permit Application No. 9101627 for the
construction of a vertical addition to a single family house in an
Item 91.520D continued RH-1(D) (House, One-Family, Detached
Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 23, 1992)

ITEM 91.520D continued

(TAPE: IVA: #2150-3195)

(TAPE: IVB: #0000-2430)

SPEAKERS: John Slushenger, Robert Dore, John Limdy, Dr. Roger Lebo,
Steven Theo-Harris, Mrs. Theo-Harris, Barbara Halden, Doug
Gooding

ACTION: TAKE DISCRETIONARY REVIEW WITH INTENT TO VOTE: 4-0
APPROVE WITH CONDITIONS AS MODIFIED
FINAL LANGUAGE FEBRUARY 27, 1992
ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK

25. 91.660D (BERKOWITZ)

140 POINT LOBOS AVENUE, north side between 43rd and 44th Avenues, Lot
15 in Assessor's Block 1475 - Request for Discretionary Review of
Building Permit Application NO. 9115159 for the construction of
horizontal additions to a single family house in an RH-1 (House,
One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

(TAPE: IVB: #2437-3198)

(TAPE: VA: #0000-0512)

SPEAKERS: Steven Vargee, Rory Walsh, Treva Woo, Sam Kwang, Cleveland
Lee

ACTION: NO DISCRETIONARY REVIEW VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK

26. 91.740D (BERKOWITZ)

34 RICO WAY, north side between Avila Street and Retiro Way, Lot 17
in Assessor's Block 418A - Request for Discretionary Review of
Building Permit Application No. 9110415 for the construction of a
horizontal addition in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

(TAPE: VA: #0520-2517)

SPEAKERS: Carolyn Ginnini, Mr. Ginnini, David Letters, Litta
Randall, Robert Horton, Barbara Randall Bernette, Robert Goldman

ACTION: NO DISCRETIONARY REVIEW VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK

Adjourned: 11:14 p.m.

CPC:670

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 19, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 24 1992

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ROLL CALL: Commissioners ~~Bierman, Elzer, Boldridge, Hu, Morales,~~
~~Nothenberg, Karasick and Sewell.~~ *FUNG, LEVINE, LOWENBERG,*
SMITH, UNOSKEY.

NOTE: The Commission will take a short recess at 3:30 p.m.

~~1:45 P.M.~~
~~1:30 P.M.~~

~~CONVENED INTO SESSION BY LU BLAZET OF DEPARTMENT STAFF~~

A. ITEMS TO BE CONTINUED (TAPE 1A: # 2125-2494)

1. 89.469D (MONTANA)

~~AFFORDABLE HOUSING REQUIREMENTS, informational presentation on Uniform Definitions and Procedures for Affordable Housing Requirements --- the Residence Element of the Master Plan (Objective 9, Policy 9-1) recommends that city agencies use uniform definitions and standards of affordability for all developments providing affordable housing. The Department of City Planning, Redevelopment Agency, Mayor's Housing Division and City Attorney's Office have formulated uniform language for definitions, marketing, monitoring and enforcement of affordable housing units. The uniform language has been incorporated into three (3) separate draft documents which are being distributed for citizen review: (1) sample language for affordable housing conditions for City Planning Commission Motions; (2) Guidelines for the Application of San Francisco's Inclusionary Affordable Housing Policy; and (3) a new document which contains the standard definitions and procedures entitled Affordable Housing Monitoring Procedures Manual.~~

~~(Proposed for Continuance to April 16, 1992)~~

2. 89.469ED (MONTANA)

~~450 TENTH STREET, entire Assessor's Block 3524 bounded by Tenth, Eleventh, Harrison and Bryant Streets -- Request for Discretionary Review of Building Permit Application No. 9123732S to construct a Costco Wholesale store encompassing 122,000 square feet of retail space, about 670 off-street parking spaces, and 480 square feet of open space on a 225,500 square foot site in an S.L.I. district. Approximately 22,550 sq. ft. of land would be set aside for construction by a non-profit corporation for from 60 to 80 low-income affordable housing units.~~

- ~~a) Consideration of Discretionary Review
b) Discretionary Review Hearing~~

~~(Proposed for Continuance to April 2, 1992)~~

3. 91.366D (PAEZ)
 349 - 27TH AVENUE, west side between California and Clement Streets - Lot 9 in Assessor's Block 1406 -- Request for Discretionary Review of Demolition Permit No. 9108472 to demolish a single family residence comprised of three Refugee Shacks in an RH-2 (House, Two Family) District acting on a recommendation of retention of the subject property by the Landmarks Preservation Advisory Board. The proposed plan for new construction is for a two unit building which required Tier 3 notification procedures.
 a) Consideration of Discretionary Review
 b) Discretionary Review Hearing
 (Continued from Regular Meeting of March 5, 1992)
 (Proposed for Continuance to April 9, 1992)

4. 91.306EZ (MEDINA)
 4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.
 (Continued from Regular Meeting of March 5, 1992)
 (Proposed for Continuance to April 9, 1992)

B. PUBLIC COMMENT (TAPE 1A: #2497-3167) (TAPE B: #0600-1130)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes. *VARIOUS SPEAKERS*

* C. COMMISSIONERS' QUESTIONS AND MATTERS
UNDOKEY ELECTED AS CHAIRPERSON FOR 3-19-92 HEARING; VOTE: (7-0)

* D. DIRECTOR'S REPORT
CONGRATULATIONS & INTRODUCTION OF NEW COMMISSIONERS; SHORT DEPARTMENT BRIEFING

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED
ADOPTED RESOLUTIONS:

5. 91.077CV (TAPE 1A: #2125-2494) (LORD)
 112-114 OXFORD STREET, west side between Pioche and Silliman Streets. Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing

WAYNE HUI #13316
 JIM MAHAL #13316
 SUE BIRCH #13317
 (7-0)

CONTINUED
 TO
 3-26-92
 (7-0)
 FULL PUBLIC HEARING

* TAKEN OUT OF ORDER & HEARD BEFORE CATEGORY "A"

Item 91.077CV continued

dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).

~~NOTE: ON JANUARY 9, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER SEWELL WAS ABSENT.~~

- CONTINUED 6. 91.337ECS (TAPE 1A: #2125-2494) (SHOTLAND)
1725 NEWHALL STREET, east side between Revere and Bayview Avenues, Lot 21D in Assessor's Block 5343 -- Consideration of Conditional Use Authorization for Subdivision of one lot into two lots resulting in one lot with a width less than the required 25 feet, a lot area of not less than 1,500 square feet, and the substandard lot would contain only a one-family dwelling in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.
NOTE: ON MARCH 12, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 5-0.

F. REGULAR CALENDAR

- APPROVED 7. 91.714C (TAPE 1B: #1330-2610) (BANALES)
455 CLEMENT STREET, southwest corner of 6th Avenue; Lot 38 in Assessor's Block 1437 -- Request for Conditional Use Authorization to add LIVE ENTERTAINMENT to an existing bar within the Inner Clement Neighborhood Commercial District. The proposal is to allow 2 or 3 piece small bands to provide live entertainment within the existing bar. No exterior alterations to the existing structure are proposed. (Continued from Regular Meeting of March 5, 1992)
- APPROVED 8. 91.509C (TAPE 1B: #2612-3167) (TAPE 1A: #8000-1029) (LABRIE)
1613 AND 1615 SHAFTER AVENUE, Lots 1 and 1A respectively of Assessor's Block 5359. Request for Conditional Use Authorization to construct a parking lot, 7,500 square feet in area, for Double Rock Baptist Church, directly across the street from the subject lots. Construction of parking lot will require demolition of two deteriorated single-family homes. Parking lot will provide off-street parking for other institutions in neighborhood when not used by church. It will also be available for neighborhood recreational purposes when not used for off-street parking.
- APPROVED 9. 90.085T (TAPE 1A: #1090-3170) (TAPE 1B: #0000-0267) (GREEN)
VAN NESS SPECIAL USE DISTRICT; Public Hearing to consider amendments to the Van Ness Permanent Controls, Section 243(c) of the Planning Code. The amendments involves a text change to correct an error which would permit awnings to be installed.
10. 92.098C (TAPE 1B: #0273-0910) (GREEN)
1475 POLK STREET, southwest corner of California Street; Lot 1 in
- AL LANGUAGE: 3/26/92
PUBLIC HEARING CLOSED

Item 92.098C continued

Assessor's Block 646 -- Request for Conditional Use Authorization to allow expansion of an existing FULL SERVICE RESTAURANT (as defined by Section 790.92 of the Planning Code) located with the Polk Street Neighborhood Commercial District. The proposal is to enlarge the existing restaurant by expanding into separate commercial floor area previously occupied by a retail book store. The restaurant will expand from approximately 336 square feet in size to approximately 2,195 square feet in size with seating for up to 49 persons.

11. 92.052C (TAPE IIB: # 1000 - 2440) (GREEN)
 306 PRECITA AVENUE, south side between Folsom Street and Treat Avenue; Lot 67 in Assessor's Block 5524 -- Request for Conditional use Authorization to establish a SMALL SELF-SERVICE RESTAURANT (as defined by Section 790.91 of the Planning Code) within an NC-1 Neighborhood Commercial Cluster District. The proposal involves installation of small self service cafe approximately 921 square feet in size on the ground floor of an existing two story building. The subject commercial space was previously occupied by a refrigerator repair shop.
- INTENT TO APPROVE WITH CONDITIONS (7-0) FINAL LANGUAGE 4-2-92 PUBLIC HEARING CLOSED*

- 12a. 91.733C (TAPE IA: # 2125 - 2494) (NISHIMURA)
 1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Request for authorization of Conditional Use to allow (legalize) a third dwelling unit on a lot having 4,537 square feet of lot area in an RH-2 (Residential House, Two-Family) District.
- CONTINUED TO 4-16-92 (7-0)*
- 12b. 91.733V (NISHIMURA)
 1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Rear yard and off-street parking variances consideration in connection with the requested legalization of the construction of a dwelling unit without a building permit in the required rear yard of the property, and without the required one off-street parking space.

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

13. 91.118D (BERKOWITZ)
 14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9019892 for the construction of a
- CONTINUED TO 4-16-92 (7-0)*

Item 91.118D continued

- single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district.
- a) Consideration of Discretionary Review
b) Discretionary Review Hearing
- MEETING HELD. 14. 91.479D (TAPE IIB: #2460-3130) (TAPE IIIA: #0000-3144) (TAPE IIIB: #0000-0400) (BERKOWITZ)
CONTINUED TO 1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and
4-9-92. Pemberton Place, Lot 31 in Assessor's Block 2661 - Request for
ATTEN COMMENTS/ Discretionary Review of Building Permit Application No. 9109559 for
UTAL SUBMITTED the construction of a horizontal addition to a single family house in
DEPT. STAFF BY an RH-1 (House, One-Family) district.
1-1-92. a) Consideration of Discretionary Review
(7-0) b) Discretionary Review Hearing
PUBLIC HEARING (Continued from Regular Meeting of January 9, 1992)
CLOSED
- NO 15. 92.084D (TAPE IIIB: #0535-1862) (BERKOWITZ)
CRETIONARY 80 DIAMOND STREET, west side between Market and 18th Streets, Lot 14
REVIEW in Assessor's Block 2649 - Request for Discretionary Review of
(6-0) Building Permit Application NO. 9201210 for the construction of a
SENT: BALDRIDGE rear yard addition in an RH-3 (House, Three-Family) district.
b) Discretionary Review Hearing
- CONTINUED 16. 90.663D (BERKOWITZ)
TO 2326 - 36TH AVENUE, east side between Santiago and Taraval Streets,
4-23-92 Lot 40 in Assessor's Block 2364 - Request for Discretionary Review of
(7-0) Building Permit Application NO. 9004668 for the construction of a rear
yard addition to a single family house in an RH-1 (House, One-Family)
district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
- MEETING HELD. 17. 92.102D (TAPE IIIB: #1990-3144) (TAPE IVA: #0000-2760) (BERKOWITZ)
CONTINUED TO 112 ALTA AND 339-341 FILBERT STREETS, between Kearny and Montgomery
4-2-92 Streets, Lot 44 in Assessor's Block 105 - Request for Discretionary
ACCOMMODATE Review of Building Permit Application No. 9118238 for the
VISITS BY construction of a three-story, three-unit residence in an RH-3
COMMISSIONERS (House, Three-Family) district.
(6-0) a) Consideration of Discretionary Review
SENT: BALDRIDGE b) Discretionary Review Hearing
PUBLIC HEARING CLOSED
- CONTINUED 18. 91.562D (BERKOWITZ)
TO 82-484 LIBERTY STREET, north side between Noe and Sanchez Streets,
4-23-92 Lot 53A in Assessor's Block 3604 - Request for Discretionary Review
(6-0) of Building Permit Application NO. 9112733 for the construction of a
horizontal addition to a single family house in an RH-2 (House,
Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
- NO 19. 92.043D (TAPE IVA: #2740-3156) (TAPE IIB: #0000-1314) (BERKOWITZ)
CRETIONARY 566 RHODE ISLAND, west side between 18th and Mariposa Streets, Lot 4
REVIEW in Assessor's Block 4009 - Request for Discretionary Review of
(6-0)
SENT: BALDRIDGE

Item 92.043D continued

Building Permit Application No. 9122319S for the construction of a one-story rear yard addition to a single family house in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

20. 92.041D

(BERKOWITZ)

~~3030 WASHINGTON STREET, north side between Baker and Broderick Streets, Lot 16 in Assessor's Block 981 - Request for Discretionary Review of Building Permit Application No. 9122321S for the construction of a single room rear-yard addition to a single family house in an RH-2 (House, Two-Family) district.~~

- ~~a) Consideration of Discretionary Review~~
- ~~b) Discretionary Review Hearing~~

Adjournment - 9:53 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:665

11/ SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 16, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS

JUN 16 1992

PUBLIC LIBRARY

PRESENT: Commissioners Fung, Boldridge, Lowenberg, Smith, Unobskey.

ABSENT: Commissioners Levine, Karasick

NOTE: The Commission will take a short recess at 3:30 p.m.

12:40 P.M.

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT UNOBSKEY AT 12:40 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Acting Director of Planning, Robert Passmore - Zoning Administrator, Andy Blauvelt, Mark Paez, Larry Badiner, Alec Bash, Sharon Rogers, Susana Montana, Irene Nishimura, Julian Banales, May Fung, Alison Kendall, Daj Oberg, and Linda Avery - Commission Secretary.

1. (STAFF)
WORKSHOP/BRIEFING (Complete Schedule Attached)

- a. Overview presentation of Presidio Planning
- b. Mission Bay Plan Overview (This briefing has been incorporated into the regular calendar as part of item #7 -- Annual Review of Mission Bay Activities.)

(TAPE: 1A: #0120-2298)

SPEAKERS: Dallan Perdue, David Ferguson,
NO ACTION REQUIRED
PRESENTATION COMPLETE.

2:00 P.M.

A. ITEMS TO BE CONTINUED

2. 91.342D (BLAUVELT)
2675 - 25TH AVENUE, west side between Vicente and Wawona Streets (on unimproved sections of 25th Avenue), Lot 57 in Assessor's Block 2471 -- Request for Discretionary Review of Building Permit Application No. 9109308 to construct a new two-story, single-family dwelling, in an RH-1 (House, One-Family) District.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
(Proposed for Continuance to May 14, 1992)

(TAPE: IA: #2660-2745)

CONTINUED TO MAY 14, 1992
ABSENT: COMMISSIONERS FUNG, KARASICK AND LEVINE

VOTE 4-0

3. 91.597D (BLAUVELT)
2029 KIRKHAM, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 9111383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for continuance to May 14, 1992)

(TAPE: IA: #2660-2745)

CONTINUED TO MAY 14, 1992

VOTE 4-0

ABSENT: COMMISSIONERS FUNG, KARASICK AND LEVINE

4. 92.055C (PAEZ)
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District. within the Bernal Heights Special Use District.
(Continued from Regular Meeting of March 26, 1992)
(Proposed for Continuance to May 14, 1992)

(TAPE: IA: #2660-2745)

CONTINUED TO MAY 14, 1992

VOTE 4-0

ABSENT: COMMISSIONERS FUNG, KARASICK AND LEVINE

5. 87.268D (BADINER)
411 DE HARO STREET, between 17th and Mariposa Streets, Lot 4 and 6 in Assessor's Block 3980. Request for modification to Motion No. 12071 approving the project to extend the time required to obtain a site permit. The approved Project contains showrooms, office retail and restaurant use.

(TAPE: IA: #2660-2745)

SPEAKERS: Dick Milley

CONTINUED TO APRIL 23, 1992

VOTE 4-0

ABSENT: COMMISSIONERS FUNG, KARASICK AND LEVINE

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the

Public Comment continued

Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.

(TAPE: IB: #2748-3133)

(TAPE: IB: #0000-1013)

SPEAKERS: Edith McMillan, Mary Ann Miller, Margaret Sigel, Wayne Rieke, Norman Rolfe, Charlotte Maeck, Dehnert Queen, Doctor E.C. Weiba, Calvin Welch.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

6. TIER III (PASSMORE/BLAUVELT)
145 BUCHANAN STREET, between Waller and Hermann Streets, Lot 39 in Assessor's Block 869 -- Informational presentation of Building Permit Application No. 9117918 to renovate the existing garage structure at the front of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IB: #1025-1450)

NO OPPOSITION
NO ACTION

E. REGULAR CALENDAR

7. 86.505 (BASH)
(*) Informational presentation to the Commission on the components of the Mission Bay project;
- (a1) Presentation to the Commission of the Annual Review activities which have taken place to date and the procedures yet to be completed pursuant to Chapter 56 of the San Francisco Administrative Code and the Mission Bay Development Agreement;
- (a2) Public hearing by the Commission to consider Catellus Development Corporation's and the City good's faith efforts to comply with the terms of the Mission Bay Development Agreement, and;

Item 86.505 continued

(b.) Consideration of issuance of certificate of compliance ending the first period of review.

*WORKSHOP/BRIEFING item

(TAPE: IB: #1452-3144)

(TAPE: IIA: #0000-2470)

SPEAKERS: Geraldine Johnson, Sylvia Kwan, Dr. Eddy C. Welban, Julie Gonazalez Burns, Kerstin Magary, Jim Lazarus, Dehnert Queen, John Bardis, Annie Coleman, Betty Boatright, Ruthy G. Boatrizhof, Leonard Desmuk, Carl Burton, Rudolph Anderson, Jerrold Taylor, Corinne Woods, Calvin Welch

ACTION: (*, 1a1, a2): NO ACTION REQUIRED

PRESENTATIONS COMPLETE

ACTION: (1b): APPROVED

VOTE: 5-0

RESOLUTION NO.: 13336

ABSENT: COMMISSIONERS KARASICK AND LEVINE

3:00 P.M.

8. 89.469E PUBLIC HEARING CLOSED (ROGERS)

CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, Costco Retail Store, containing approximately 118,500 sq. ft. of retail space and about 720 off-street parking spaces in a three level structure and approximately 480 sq. ft. of open space. The 22,500 sq. ft portion of the site set aside for from 60 to 80 units of low-income affordable housing would be located on the northern side of the site (along Harrison Street). The 225,500 sq. ft. site is located at 454-470 Tenth Street, Assessor's Block 3524, Lots 18, 24, 32, 63, 64. Project block is bounded by Harrison Street on the north, Tenth Street on the east, Bryant Street on the south, and Eleventh Street on the west. The project would replace paved surface parking lots; there are no buildings on the site.

NOTE: ON JANUARY 16, 1992, THE COMMISSION HELD A PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT. AT THE CONCLUSION OF THAT HEARING, THE COMMISSION CLOSED THE PUBLIC HEARING, AND EXTENDED THE PERIOD FOR SUBMITTING WRITTEN COMMENTS TO 5:00 pm, JANUARY 23, 1992

(TAPE: IIA: #2615-2947)

SPEAKERS: Bill Moore

ADOPTED STAFF MEMO TO COMMENTS AND RESPONSES BY A VOICE VOTE OF (5-0).

ABSENT: COMMISSIONERS KARASICK AND LEVINE

ACTION: CERTIFIED EIR

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK AND LEVINE

MOTION NO.: 13338

9. 89.469ED (MONTANA)

450 TENTH STREET, entire Assessor's Block 3524 bounded by Tenth, Eleventh, Harrison and Bryant Streets -- Request for Discretionary Review of Building Permit Application No. 9123732S to construct a

Item 89.469ED continued

Costco Wholesale store encompassing 122,000 square feet of retail space, about 670 off-street parking spaces, and 480 square feet of open space on a 225,500 square foot site in an S.L.I. district. Approximately 22,550 sq. ft. of land would be set aside for construction by a non-profit corporation for from 60 to 80 low-income affordable housing units or live/work units. Parking would be made available to nearby business operator's, employees and patrons after Costco hours of operation.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from regular meeting of March 19, 1992)

(TAPE: IIA: #2952-3174)

(TAPE: IIB: ALL)

(TAPE: IIIA: #0000-1899)

SPEAKERS: Tricia James, Rich Sorro, Sanford Brawley, Jim Lazarus, Stuart Schneck, Pamela Duffy, Deborah Shibley, John Cawley, Brian Raffae, Laurie Amot, Sharon Brookes, Robin Reichert, Brian Dugahn, Tim McCabe, Bobbie Richardson, Tom Rosman, Tim Dale, Landes Good, Greg Slugocki, Roger Clark, Mark Rennie, Alex Esclamado, Rev. Eddie Elbone, Dr. Eddi C. Welban, Ray Jones, Peter Giorgi, Richard Gall, Bill Moore, Lewis Clinton, Kevin Henley, Tony Schon, Ron Clark, Deborah Armanino, Ed Terwillian, Michael Nakamura, Joe O'Donoghue, Waiyde Palmer, Philip Genet

ACTION: NO DISCRETIONARY REVIEW WITH INSTRUCTIONS TO STAFF. VOTE: 5-0
ABSENT: COMMISSIONERS KARASICK AND LEVINE

10a. 91.733C

(NISHIMURA)

1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Request for authorization of Conditional Use to allow (legalize) a third dwelling unit on a lot having 4,537 square feet of lot area in an RH-2 (Residential House, Two-Family) District.

WITHDRAWN

10b. 91.733V

(NISHIMURA)

1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Rear yard and off-street parking variances consideration in connection with the requested legalization of the construction of a dwelling unit without a building permit in the required rear yard of the property, and without the required one off-street parking space.

WITHDRAWN

*11. 92.097C

(BANALES)

1599 DOLORES STREET, northeast corner of 29th Street; Lot 18 in Assessor's Block 6617 -- Request for Conditional Use Authorization to establish a SMALL SELF-SERVICE RESTAURANT consisting of a delicatessen/coffee shop within a NC-1 (Neighborhood Commercial

Item 92.097C continued

Cluster) District. The proposal is to add a deli case, counter and food preparation area within an existing ground story storefront containing approximately 760 square feet of floor area. No exterior alterations are proposed.

ACTION: APPROVED WITH CONDITIONS

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIGE, KARASICK AND LEVINE

MOTION NO.: 13337

* TAKEN OUT OF ORDER AND HEARD BEFORE ITEM #8.

6:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

12. 92.121D (PASSMORE/FUNG)
318-28TH AVENUE, east side between California and Clement Streets, Lot 39 in Assessor's Block 1406 -- Request for Discretionary Review of Building Permit Application No. 9123810 to construct a two-story horizontal addition to the existing single family dwelling in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

(TAPE: IIIA: #1978-2902)

SPEAKERS: William E. Boyd, Michael Hallett, Dione King

ACTION: NO DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK AND LEVINE

13. 91.702D (BLAUVELT)
573 SOUTH VAN NESS, east side between 16th and 17th Streets, Lot 8 in Assessor's Block 3571 -- Staff-initiated request for Discretionary Review of Building Permit Application No. 9111136 to legalize the conversion of a building from five dwelling units on three stories to two dwelling units on the top floor over two floors of commercial occupancy, in a Cm- (Heavy Commercial) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of February 20, 1992)

(TAPE: IIIA: #1920-1946)

ACTION: NO HEARING. CONTINUED TO JUNE 4, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, KARASICK AND LEVINE

14. 91.699D (BLAUVELT)
74 CHENERY STREET, west side between 30th and Randall Streets, Lot 15 in Assessor's Block 6656 -- Request for Discretionary Review of Building Permit Application No. 9115342 to construct a horizontal addition to the existing single-family dwelling and construct a second dwelling unit in a house, in an Rh-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
NOTE: This case will be considered together with Case No. 92.050D.
(TAPE: IIIA: #2910-3139)
(TAPE: IVA: #0000- END)
(TAPE: IVB: (0000-1054)
SPEAKERS: Lori Stasgrotellis, Morgan Hall, Maria Grico, Dianne Sid, Philip Bona, Gregory Montgomery, Rodney Catalani, Joe O'Donoghue, Bruce Bonniker
ACTION: MEETING HELD. CONTINUED TO MAY 14, 1992 VOTE: 5-0
ABSENT: COMMISSIONERS KARASICK AND LEVINE
15. 92.050D (BLAUVELT)
70 CHENERY STREET, west side between 30th and Randall Streets, Lot 14A in Assessor's Block 6656 -- Request for Discretionary Review of Building Permit Application No. 9122173 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
NOTE: This case will be considered together with Case No. 91.699D.
(TAPE: IIIA: #2910-3139)
(TAPE: IVA: #0000- END)
(TAPE: IVB: (0000-1054)
SPEAKERS: Lori Stasgrotellis, Morgan Hall, Maria Grico, Dianne Sid, Philip Bona, Gregory Montgomery, Rodney Catalani, Joe O'Donoghue, Bruce Bonniker
ACTION: MEETING HELD. CONTINUED TO MAY 14, 1992 VOTE: 5-0
ABSENT: COMMISSIONERS KARASICK AND LEVINE

Adjourned: 8:24 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

At its regularly scheduled meeting of April 16, 1992, the Commission will initiate the use of 'speaker cards.' Use of these cards is not a mandatory requirement for those wishing to address the Commission. The cards will be available at all hearings and starting Monday, April 13, 1992, can also be obtained from 6th Floor Reception, Department of City Planning, 450 McAllister, Room 600, starting Monday, April 13, 1992. For further information, please call the Commission Secretary at 558-6414.

CPC:687

1
23/92

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 23, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

JUN 16 1992

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Karasick,
Smith, Unobskey

ABSENT: ~~Commissioners Elzey and Nothenberg~~ NONE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:00 p.m.

STAFF IN ATTENDANCE: Lu Blazej - Acting Director of Planning, Robert
Passmore - Zoning Administrator, Mike Berkowitz, Milton Edelin, Alec Bash,
Larry Badiner, Rebeca Kohlstrand, Amit Ghosh, Gene Coleman, Vincent Marsh,
Glenda Skiffer, and Linda Avery - Commission Secretary.

(TAPE: IA: #1000-3166)

(TAPE: IB: #0000-1740)

1. (STAFF)

WORKSHOP/BRIEFING (Complete Schedule Attached)

- a. Overview presentation of Comprehensive Planning Activities currently under way. NOTE: This will be divided into two sessions, the second on May 7, 1992. (KOHLSTRAND)
- b. Computerization of Department activities and services. (GHOSH)
- c. Overview of Planning Code Simplification Project. (Recode Project) (BLAZEJ)

DOUG ENGMANN PARTICIPATED IN OVERVIEW OF B & C ABOVE

PRESENTATIONS COMPLETED
NO ACTION REQUIRED

2:00 P.M.

A. ITEMS TO BE CONTINUED

2. 91.398EKA (MARSH)
940 BATTERY STREET, east side between Green and Vallejo Streets, Lot
4A in Assessor's Block 136 - Acting on a recommendation of the

Item 91.398EKA continued

Landmarks Preservation Advisory Board to authorize a Certificate of Appropriateness for exterior alterations to a compatible building within the Northeast Waterfront Historic District. The proposed project would create up to twelve live/work units in an existing three-story (over basement) warehouse building and would result in exterior alterations that include a new penthouse. The subject property is located within a C-2 (Community Business District) and a 65-X Height and Bulk District.

(Proposed for Continuance to April 30, 1992)

(TAPE: IB: #1745-1898)

ACTION: REMOVED THROUGH ADMINISTRATIVE ACTIONS

3. 88.101E and 88.102E. (MARSH)
Initiation of a new Article 10 of the City Planning Code and amendments to City Planning Code Sections 209.9(e) and 303 and a new Preservation Element of the Master Plan of the City and County of San Francisco.

Consideration of a Resolution of Intent to initiate Text and Zoning Map Amendments to the City Planning Code and to initiate a new Preservation Element of the Master Plan of the City and County of San Francisco.

(Proposed for Continuance to April 30, 1992)

(TAPE: IB: #1745-1898)

CONTINUED TO MAY 14, 1992

VOTE: 7-0

4. 91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for Continuance to April 30, 1992)
(*ITEMS WILL BE CONSIDERED TOGETHER)

(TAPE: IB: #1745-1898)

CONTINUED TO APRIL 30, 1992

VOTE: 7-0

5. 91.522D* (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of

Item 91.522D continued

Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to April 30, 1992)

(*ITEMS WILL BE CONSIDERED TOGETHER)

(TAPE: IB: #1745-1898)

CONTINUED TO APRIL 30, 1992

VOTE: 7-0

6. 92.074D

(COLEMAN)

2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request for Discretionary Review of Building Permit Application No. 9114995 to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to April 30, 1992)

(TAPE: IB: #1745-1898)

CONTINUED TO APRIL 30, 1992

VOTE: 7-0

7. 92.114D

(COLEMAN)

31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 9111798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to April 30, 1992)

(TAPE: IB: #1745-1898)

CONTINUED TO APRIL 30, 1992

VOTE: 7-0

8. 87.081CPCPCPS

(SKIFFER)

OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years August 15, 1999 if property is used for a public purpose. The condition now requires that construction on Parcel Four

Item 87.081CPCPCPC continued

commence by August 15, 1994. An informational presentation of building and landscaping plans will also be presented to the Commission at this time.

(Proposed for Continuance to April 30, 1992)

(TAPE: IB: #1745-1898)

CONTINUED TO APRIL 30, 1992

VOTE: 7-0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, The President or chairperson may continue Public Comment to another time during the meeting.

(TAPE: IB: #1910-2380)

SPEAKERS: Edith McMillan, Winchell T. Hayward, Vivian Goodwin,
Margaret Sigel.

C. COMMISSIONERS' QUESTIONS AND MATTERS NONE

D. DIRECTOR'S REPORT

9. (BLAZEJ)

Briefing on Mayor's Fiscal Advisory Committee Report for the Department of City Planning.

(TAPE: IB: #2390-3166)

(TAPE: IIA: #0000-0623)

SPEAKERS: Edith McMillan, Edward McCraig,
Margaret Sigel, John Bardis.

NO ACTION REQUIRED

10. TIER III (BERKOWITZ)

130 LEE AVENUE, east side between Holloway Avenue and Grafton Avenue, Lot 28 in Assessor's Block 6979 - Informational presentation of Building Permit Application No. 9120354 for the construction of a rear yard deck on a single family house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

(TAPE: IB: #2390-3166)

(TAPE: IIA: #0000-0623)

NO OPPOSITION

NO ACTION.

REGULAR CALENDAR

- * * 11. 87.268D (BADINER)
411 DE HARO STREET, between 17th and Mariposa Streets, Lot 4 and 6 in Assessor's Block 3980. Request for modification to Motion No. 12071 approving the project to extend the time required to obtain a site permit. The approved Project contains showrooms, office retail and restaurant use.
(Continued from Regular Meeting of April 16, 1992)

(TAPE: IIB: #2609-2831)

ACTION: APPROVED WITH CONDITIONS
MOTION NO. 13340

VOTE: 7-0

12. 90.808D* (BADINER)
SAN FRANCISCO MAIN LIBRARY, the entire city block bounded by Larkin, Fulton, Hyde and Grove Streets; Lot 1 in Assessor's Block 354 in a P (Public) Zoning District. The proposal is to construct a New Main Library six stories with basement, 80 feet tall containing approximately 400,000 square feet of floor area. This is a request for Discretionary Review of Building Permit No. 9122132S for conformity with the Master Plan in compliance with Section 234.1.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

TAPE: IIA: #0650-3157)

TAPE: IIB: #0000-0540)

SPEAKERS: James Colter & Cathy Page, Project Architects
ARCHITECT PRESENTATION COMPLETE
CONTINUED TO MAY 7, 1992

VOTE: 7-0

13. 90.808R* (BADINER)
PIONEER MONUMENT PLACEMENT IN FULTON STREET RIGHT OF WAY, Fulton Street between Hyde and Larkin Streets, Consideration of a Master Plan Referral for the location of the Pioneer

*(ITEMS WILL BE CONSIDERED TOGETHER)

TAPE: IIA: #0650-3157)

TAPE: IIB: #0000-0540)

SPEAKERS: James Colter & Cathy Page, Project Architects
ARCHITECT PRESENTATION COMPLETE
CONTINUED TO MAY 7, 1992

VOTE: 7-0

4:00 P.M.

14. 90.546Z (BADINER)
109 BERRY STREET, Block bounded by Berry, Third, Fourth Streets and

* * TAKEN OUT OF ORDER & HEARD AFTER #14.

Item 90.546Z continued

China Basin Channel, Lots 5 and 6 in Assessor's Block 3803 -- Request for Reclassification of the block from a 40-X Height and Bulk District to a 60-X Height and Bulk District.

(TAPE: IIB: #0570-2600)

SPEAKERS: Bob Freedman, Larry Lawrence, Jorge de Quesada.

APPROVED WITH CONDITIONS

VOTE: 7-0

RESOLUTION NO. 13339

15. 91.650C (BERGDOLL)

520 HAIGHT STREET, north side between Fillmore and Steiner Streets; Lot 4 in Assessor's Block 848 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the Planning Code on the ground floor of an existing three story mixed use building within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to install a specialty sandwich shop with seating for up to 49 persons, in approximately 1,900 square feet of floor area.

(Proposed for Continuance to April 23, 1992)

(Continued from Regular Meeting of February 20, 1992)

WITHDRAWN

5:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

16. 92.139D (PASSMORE/FUNG)

1978 - 34TH AVENUE, east side between Pacheco and Ortega Streets, Lot 33 in Assessor's Block 2101 -- Request for Discretionary Review of Building Permit Application No. 9200599 to construct a two-story horizontal (rear) addition to the existing single-family dwelling in an RH-1 (House, One-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(TAPE: IIB: #2840-3160)

(TAPE: IIA: #0000-2442)

SPEAKERS: Bonnie Ng, Albert Dangel, Mary Ann Miller, Margaret Siegal
Lincoln Lew, Chuck Lee.

ACTION: NO DISCRETIONARY REVIEW

VOTE: 6-1

DISSENTING: COMMISSIONER LEVINE

17. 91.118D (BERKOWITZ)
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street,
Lot 4 in Assessor's Block 2923 - Discretionary Review of Building
Permit Application No. 9019892 for the construction of a single
family house in an RH-1 (D) (House, One-Family, Detached Dwellings)
district.
(Continued from Regular Meeting of April 16, 1992)
(TAPE: IIIA: #2450-3153)
(TAPE: IIIB: #0000-3154)
(TAPE: IVA: #0000-0203)
SPEAKERS: Cathy Darby, Jackie Gordon, Howard Strassner, Herbert Runun
Marge Frankel, Millie Blanch, Bud Wilson,
Phylis Ingle, Margaret Sigel, Bill Holland,
Barry Kane, Anna Kane, Jim Sangiacomo,
Dr. Al Olivia, Charlott Olivia.
ACTION: INTENT TO APPROVE WITH CONDITIONS VOTE: 4-3
DISSENTING: COMMISSIONERS FUNG, LEVINE, LOWENBERG
FINAL LANGUAGE MAY 14, 1992
PUBLIC HEARING CLOSED
18. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and
Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary
Review of Building Permit Application No. 9109559 for the
construction of a horizontal addition to a single family house in an
RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 9, 1992)
(TAPE: IVA: #0357-1936)
ACTION: INTENT TO DISAPPROVE VOTE 5-2
DISSENTING: COMMISSIONERS BOLDRIDGE AND KARASICK
FINAL LANGUAGE APRIL 30, 1992
PUBLIC HEARING CLOSED
19. 90.663D (BERKOWITZ)
2326 - 36TH AVENUE, east side between Santiago and Taraval Streets,
Lot 40 in Assessor's Block 2364 - Discretionary Review of Building
Permit Application NO. 9004668 for the construction of a rear yard
addition to a single family house in an RH-1 (House, One-Family)
district.
(Continued from Regular Meeting of March 19, 1992)
(TAPE: IVA: #1940-3110)
SPEAKERS: Bonnie Fulton, Angelo Balistreri, Hawk Lee
ACTION: APPROVED WITH CONDITIONS VOTE 7-0
MOTION NO.: 13341

20. 91.562D (BERKOWITZ)
482-484 LIBERTY STREET, north side between Noe and Sanchez Streets,
Lot 53A in Assessor's Block 3604 - Request for Discretionary Review
of Building Permit Application NO. 9112733 for the construction of a
horizontal addition to a single family house in an RH-2 (House,
Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of March 19, 1992)

(TAPE: IVA: #3115-3129)

ACTION: DISCRETIONARY REVIEW WITHDRAWN

21. 91.755D (BERKOWITZ)
1715 - 33RD AVENUE, west side between Moraga and Noriega Streets, Lot
4 in Assessor's Block 2016 - Request for Discretionary Review of
Building Permit Application No. 9017172 for the construction of a
two-story rear yard addition to a single family house in an RH-1
(House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IVA: #3135-3159)

(TAPE: IVB: #0000-2282)

SPEAKERS: Jack Rafferty, Ann Rourke, Dave Delacruz, Bruce Dobbin,
Francis Carcioni, Grace Lewin, Lynn Rafferty,
Michael Kossen, Gordon Crushaw, Bill Griscum

ACTION: NO DISCRETIONARY REVIEW

VOTE: 7-0

22. 92.042D (BERKOWITZ)
727 GOETTINGEN STREET, north side between Dwight and Olmstead
Streets, Lot 14C in Assessor's Block 6124 - Request for Discretionary
Review of Building Permit Application No. 9118988 for the addition of
a one story horizontal extension to a single family house in an RH-1
(House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

(TAPE: IVB: #2290-3160)

(TAPE: VA: #0000-0635)

SPEAKERS: Alvin Burns

ACTION: NO DISCRETIONARY REVIEW

VOTE: 6-0

23. 91.160D (BERKOWITZ)
415 - 44TH AVENUE, west side between Point Lobos and Clement Street,
Lot 4 in Assessor's Block 1476 - Discretionary Review of Building

Item 91.160D continued

Permit Application No. 9020569 for the construction of a horizontal and vertical addition in an RH-2 (House, Two-Family) district.

(TAPE: VA: #0650-3164)

(TAPE: VB: #0000-0055)

SPEAKERS: Rose Marie Shishkin, Rigmor Larsen, Jose Balague
Astrid Shishkin, Jerry Klein, Stanley Tow

ACTION: MEETING HELD. CONTINUED TO MAY 21, 1992

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

Adjourned: 11:00 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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CPC:680

4/30/92 ✓
SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 30, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

JUN 16 1992

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Karasick,
~~Smith~~, Unobskey.

ABSENT: Commissioners ~~Elzey, Nothenberg~~ and Smith

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 12:30 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Acting Director of Planning, Robert Passmore - Zoning Administrator, Mary Gallagher, Inge Horton, Lilia Medina, Steve Shotland, Larry Badiner, Gerald Green, Michael Berkowitz, Amit Ghosh, Glenda Skiffer, Paul Lord, Susana Montana, Mark Paez, Gene Coleman, and Linda Avery - Commission Secretary.

(TAPE IA: #0050-3171)

(TAPE IB: #0000-3172)

(TAPE IIA: #0000-0400)

(STAFF)

1.

WORKSHOP/BRIEFING (Complete Schedule Attached)

a. Status report on Residential Conservation Zoning Controls.

SPEAKERS: Barbara Holman, Harold Wright, Wayne Hu, John Schlesinger,
Mike Page, Mary Ann Miller, John Bardis, Margaret Sigel

NO ACTION REQUIRED

b. Status report on Inclusionary Affordable Housing Policy.

(RE-SCHEDULED TO 5-7-92)

2:00 P.M.

A. ITEMS TO BE CONTINUED

2. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)
Residential Conservation Controls (RCC) and Demolition and Extensive
Alteration Controls -- Appeal of a Preliminary Negative Declaration
on four proposed ordinances.
(Continued from Regular Meeting of March 12, 1992)
(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)

VOTE: 6-0

CONTINUED TO MAY 28, 1992

ABSENT: COMMISSIONER SMITH

3. 91.215ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.
(Continued from Regular Meeting of March 12, 1992)
(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)
CONTINUED TO MAY 28, 1992
ABSENT: COMMISSIONER SMITH
VOTE: 6-0
4. 91.328ET (HORTON)
RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.
(Continued from Regular Meeting of March 12, 1992)
(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)
CONTINUED TO MAY 28, 1992
ABSENT: COMMISSIONER SMITH
VOTE: 6-0
5. 90.539Z (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 B.
(Continued from Regular Meeting of March 12, 1992)
(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)
CONTINUED TO MAY 28, 1992
ABSENT: COMMISSIONER SMITH
VOTE: 6-0
6. 91.306EZ (MEDINA)
4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.
(Continued from Regular Meeting of March 19, 1992)
(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)
CONTINUED TO MAY 28, 1992
ABSENT: COMMISSIONER SMITH
VOTE: 6-0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(TAPE: IIA: #1600-1699)

SPEAKER: John Bardis

C. COMMISSIONERS' QUESTIONS AND MATTERS NONED. DIRECTOR'S REPORT -

(TAPE: IIA: #0410-1398)

NON-SCHEDULED ITEMS

RESOLUTION #: 13342 FOR DANIEL SULLIVAN

7. (SHOTLAND)

Briefing on procedures for proposed Joint Hearing with the San Francisco Recreation Park Commission regarding the Open Space Program on May 7, 1992.

(TAPE: IIA: #1715-2027)

SPEAKERS: Judy Boyajian, Deputy City Attorney

BRIEFING COMPLETE

NO ACTION REQUIRED

8. 89.589BXA (BADINER)

300 HOWARD STREET, northwest corner of Howard and Beale Streets, northwest corner of Howard and Beale Streets with frontage on Fremont Street, Lots 5, 6, 7, 8 and 9 in Assessor's Block 3719 - Item 89.589BXA continued

Informational presentation of minor project modifications as required by City Planning Commission Motion 13217. The project was authorized by Motion No. 13216, 13217 and 13218 and contains 382,582 gross square feet of office space.

(TAPE: IIA: #2028-2095)

SPEAKERS: Judy Boyajian, Deputy City Attorney

BRIEFING COMPLETE

NO ACTION REQUIRED

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

9. 91.512EC (GREEN)
5810 MISSION STREET, northwest corner of Lawrence Avenue; Lot 1 in Assessor's Block 7143 -- Request for Conditional Use Authorization to allow the subject property to be developed as a PLANNED UNIT DEVELOPMENT within an NC-2 (Small Scale) Neighborhood Commercial District. The project involves the demolition of an existing office building and accompanying off-street parking and the phased construction of a three-story-over-basement office building with parking, and a four-story apartment building also with parking. The total project site area is approximately 30,812 square feet. Phase I of construction will include construction of the three-story-over-basement office building and containing 23 off-street parking spaces. Phase II includes construction of the four-story building containing 27 residential apartment units with 27 off-street parking spaces. The project requires authorization for: (a) development on a lot area over 10,000 square feet in size, (b) non-residential tenant over 4,000 square feet in size, (c) institutional use on the third floor, and (d) rear yard modification. NOTE: ON APRIL 2, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH ABSENT.

CONTINUED TO MAY 7, 1992
ABSENT: COMMISSIONER SMITH

VOTE: 6-0

10. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 23, 1992)
NOTE: ON APRIL 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE THE PERMIT APPLICATION BY A VOTE OF 5-2. DISSENTING WERE COMMISSIONERS BOLDRIDGE AND KARASICK.

CONTINUED TO MAY 7, 1992
ABSENT: COMMISSIONER SMITH

VOTE: 6-0

3:00 P.M.

F. REGULAR CALENDAR

- 11a. 92.223R (GHOSH)
Consideration of a Finding of Conformity for an amendment to the Rincon Point - South Beach Redevelopment Plan with the Northeast Waterfront Plan, an Area Plan of the Master Plan of the City and County of San Francisco, and a determination to recommend to the Board of Supervisors that they adopt the proposed plan amendment.

ACTION: APPROVED
RESOLUTION NO. 13344
ABSENT: COMMISSIONER SMITH

(TAPE: IIA: #2100-2500)
VOTE: 6-0

- 11b. 92.223 (GHOSH)
Consideration of Adoption of amendments to the Design for
Development, Rincon Point - South Beach Redevelopment Project Area.

(TAPE: IIA: #2100-2500)

ACTION: APPROVED

VOTE: 6-0

RESOLUTION NO. 13343

ABSENT: COMMISSIONER SMITH

12. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's
Block 1592. A request for Conditional Use Authorization to amend a
condition of a previous conditional use authorization as set forth in
City Planning Commission Motion No. 13150 adopted August 15, 1991.
The approval was for the fourth phase of a Planned Unit Development
authorizing up to 61 housing units on 27 lots. The proposal is to
extend the Performance Condition No. 2 in Exhibit A for up to five
additional years August 15, 1999 if property is used for a public
purpose. The condition now requires that construction on Parcel Four
commence by August 15, 1994. An informational presentation of
building and landscaping plans will also be presented to the
Commission at this time.
(Continued from Regular Meeting of April 23, 1992)

CONTINUED TO MAY 14, 1992

VOTE 6-0

ABSENT: COMMISSIONER SMITH

13. 91.077CV (LORD)
112-114 OXFORD STREET, west side between Pioche and Silliman Streets,
Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and
Conditional Use Authorization to demolish two dwelling units and
encroach into required setbacks to develop a two story RELIGIOUS
EDUCATIONAL BUILDING. The proposal is to replace the two existing
dwelling units (converted to church use) with a new religious
education building which encroaches 18.75 into the required rear
yards and 4 feet into the front Legislated setbacks. The new
building would provide up to 11 classrooms, a general assembly room,
a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single
Family Residential, Low Density).
(Continued from regular meeting of March 26, 1992)

(TAPE: IIA: #2525-3163)

(TAPE: IIB: #0000-1085)

SPEAKERS: Wayne Riekie, Morice Valencia, Ann Agbrianni

ACTION: MEETING HELD. ITEM TABLED UNTIL END OF MEETING.

AT APPROXIMATELY 5:00 P.M., AN EMERGENCY SITUATION WAS DECLARED BY
THE MAYOR AND CAO. CITY HALL AND OTHER CIVIC CENTER BUILDINGS WERE
EVACUATED. FORMAL ACTION ON THIS ITEM WAS NOT TAKEN BY THE
COMMISSION.

14. 90.544CK (MONTANA)
101 VALENCIA STREET, southeast corner at McCoppin Street; Lot 79 of
Assessor's Block 3513 and 95 McCoppin Street, northside between
Valencia and Stevenson Streets; Lot 31 and 32 of Assessor's Block
3504 -- Request for Conditional Use Authorization to construct a

Item 90.544CK continued

Planned Unit Development of as many as 121 affordable ownership dwelling units, 4,800 gross square feet of retail space, 1,730 gross square feet of child care center space and up to 132 off-street parking spaces on two separate sites containing a total of three lots in CM (Heavy Commercial) and RM-1 (Low Density, Mixed Residential) Districts and 105-E Height and Bulk District. The authorization would allow residential use in a CM District and modification of rear yard and unit exposure requirements pursuant to Sections 135 and 140 of the City Planning Code by allowing an interior courtyard to satisfy these requirements. One existing four story, 75-foot tall brick building would be retained and converted to parking, retail and residential use. New construction would not exceed 50 feet in height.

SPEAKERS: Al Borvice, Bob Herman, Arnie Lerner, Patrick Moore,
Pat O'Brien, Mike Walsh.

ACTION: APPROVED WITH CONDITIONS

VOTE: 6-0

MOTION NO.: 13345

ABSENT: COMMISSIONER SMITH

15. 91.498C

(PAEZ)

HOLY FAMILY DAY HOME, 299 DOLORES STREET, eastside between 15th and 16th Streets, lot 25 in Assessor's Block 3556 -- Request for authorization of conditional use for a Planned Unit Development to permit the rehabilitation and expansion of an existing day care center by 50 children to accommodate up to 200 children, the construction of a three-story rear addition of approximately 4717 square feet, the first and second floors of which will be used as multi-purpose rooms and to establish an eleven bedroom group housing facility on the third floor of the existing building, and asking for exceptions from usable open space, building within the rear yard area and off-street parking requirements, as well as minor deviations from the provisions of the City Planning Code with respect to measurement of height, in an RM-1 (Residential, Mixed, Low Density) District and in a 40-X Height and Bulk District.

(TAPE: IIB: #2775-3166)

(TAPE: IIIA: #0000-)

SPEAKERS: Clint Calidan, Michael Calidan, Ann Bloomfield,
William Taylor, Jim Balesteri, Pat Arki.

PUBLIC HEARING WAS IN PROGRESS WHEN AN EMERGENCY SITUATION WAS
DECLARED BY THE MAYOR AND CAO DIRECTING THAT CITY HALL BE EVACUATED.
FORMAL ACTION ON THIS ITEM WAS NOT TAKEN BY THE COMMISSION.

5:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

FOR ITEMS 16-19 AND 21.

BECAUSE OF THE ANTICIPATED EARLY CLOSURE OF CITY HALL BY 5:00 P.M., THESE ITEMS WERE PROPOSED FOR CONTINUANCE TO JUNE 11, 1992.

16. 91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 23, 1992)
17. 91.522D* (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 23, 1992)
(*ITEMS WILL BE CONSIDERED TOGETHER)
18. 92.074D (COLEMAN)
2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request for Discretionary Review of Building Permit Application No. 9114995 to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 23, 1992)
19. 92.114D (COLEMAN)
31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 9111798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 23, 1992)

20. 92.091D (COLEMAN)
2309-2311 LAKE STREET, southside, between 24th and 25th Avenues, lot 22 in Assessor's Block 1384 -- Request for Discretionary Review of building permit application No. 9113388S to add a vertical addition consisting of one-story to a two-story over garage building in an RM-1 (Mixed, Low density) district.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing.
21. 91.748D (COLEMAN)
2634 - 19th AVENUE, eastside, between Vicente and Wawona Streets, lot 30 in Assessor's Block 2478 -- Request for Discretionary Review of building permit application No. 9120137S to add a story to a one-story over garage single-family dwelling in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing.

Adjourned: 5:00 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

At its regularly scheduled meeting of April 16, 1992, the Commission initiated the use of 'speaker cards.' Use of these cards is not a mandatory requirement for those wishing to address the Commission. The cards will be available at all hearings. They can also be obtained in advance from 6th Floor Reception, Department of City Planning, 450 McAllister, Room 600. For further information on the use of these cards, please call the Commission Secretary at 558-6414.

CPC:685

RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION

Summary of the Regular Meeting
MINUTES

SPECIAL MEETING

THURSDAY, MAY 7, 1992 - 1:30 P.M.
Room 282 City Hall

The Special Meeting of the Recreation and Park Commission and City Planning Commission was called to order on Thursday, May 7, 1992, at 1:45 p.m. by President Trent Orr and President Unobskey.

DOCUMENTS DEPT.

JUN 10 1992

1. ROLL CALL

Recreation and Park Commission

Present:

Trent Orr, President
Richard J. Guggenhime, Vice President
Sidney Chan
Keith Eickman
Sue Sommer Loos
Connie O'Connor
Santiago Ruiz

City Planning Commission

Present:

Sidney Unobskey, President
Frank Fung
M. Toby Levine
Susan Lowenberg
Romaine Boldridge
Norm Karasick

Absent:

Ellis Smith

2. OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1992-93 RECOMMENDATIONS

Presentation of report by the General Manager of the Recreation and Park Department on the 1992-93 Open Space Acquisition and Park Renovation Fund and five year renovation and maintenance plan and adoption of recommendations contained in this report and the five year plan.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1992-93 RECOMMENDATIONS (Continued)

General Manager Mary E. Burns gave an overview on the Open Space Acquisition and Park Renovation Fund. She then highlighted the accomplishments of the previous year and thanked and recognized the outstanding work of the Citizens Advisory Committee and the staff of Recreation and Park Department and City Planning who helped develop the budget and program.

President Unobskey said the City Planning Commission is interested in the projects and said he could help to save housing and provide the citizens with open space.

Assistant General Manager for Administration, Phil Arnold, outlined the spending plan for 1992-93. He summarized the allocation formula:

°After School Program.....	\$1,900,000 (12%)
°Acquisition and Development.....	\$7,010,000 (40%)
°Renovation.....	\$1,590,000 (9%)
°Planning and Administration.....	600,000 (3%)
°Maintenance of Previously Acquired Open Space	\$6,400,000 (37%)

Mr. Arnold then outlined the specific recommendations by category. He stated that under **Natural Areas Acquisition** the sites that have been identified as significant natural areas are Hawk Hill, O'Shaughnessy Hollow and portions of Bayview Hill.

Lou Blazej, Director of City Planning, explained that most of the park recommendations initially come from neighborhoods and the City Planning Department. Over the years, City Planning has had an aggressive neighborhood planning program that works closely with Recreation and Park to identify needs of the neighborhood.

In response to President Unobskey's comment, Mr. Blazej explained that double use of sites is considered in highly dense areas of the City. He stated that a double use has been done at Portsmouth Square and St. Mary's Square.

Mary Burns explained that often times placing a park on top of development is viewed as unacceptable because of accessibility issues for maintenance staff and Police surveillance, etc.

Steve Shotland of Planning Commission staff, then explained that the open space element of the Master Plan identified nine sites which were included this year for acquisition. A number of these sites have been approved by previous joint Commissions.

Mr. Shotland said the identified high need areas are Chinatown, Tenderloin, North of Market, South of Market, most parts of the Mission and parts of Western Addition. He explained that the high need areas were identified by compiling data of those areas where people have the least access to parks and open spaces, the existing distribution of open space and demographic figures including the number of children, seniors, etc., in the area. He then identified the sites by neighborhood.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1992-93 RECOMMENDATIONS (Continued)**

Under the area of **Significant Natural Areas**, Mr. Shotland explained that the prior City Planning Commission adopted a new policy (Policy 13) which calls for the City to preserve and protect significant natural areas. He clarified the issue that project sponsors have every legal right to continue to process their applications even if the site is proposed for acquisition. In the case of the 3 natural areas proposed for natural area acquisition, there are applications on file to develop the sites. The sites are as follows:

Hawk Hill is approximately 6.5 acres. The site was sold by the School District and is an undeveloped area at 14th and Rivera. The property owner has proposed to sub-divide the land for approximately 30 residential lots. This will require an Environmental Impact Report (EIR).

Bayview Hill is in the southeast part of the City. It is a privately owned site of approximately 30 acres. The significant natural area is 6-7 acres. The proposal is to subdivide the area into approximately 260 residential lots. This site will also require an EIR.

O'Shaughnessy Hollow site is directly across the street from Glen Canyon park. An application to develop and subdivide the site into 16 residential units is on file. An EIR will also be required for this site. The Department has received a biological profile for this site and is continuing to process it.

Mr. Shotland then provided an overview of the natural value of these sites explaining that Policy 13 provides criteria whether a site is undeveloped, a remnant of the original natural landscape, supports an unusual plant or wildlife habitat or contains geological formations; contains endangered species, site is adjacent to a natural significant area. The Policy also discusses potential acquisition by the City of privately owned areas that meet that criteria.

In response to Commissioner Guggenheim's question, Mr. Arnold explained that 23% of the acquisition and development fund is devoted to acquisition of natural areas.

Mr. Shotland then explained that a portion of the Open Space Program funds community gardens for the City. The policy requires that the City expand community gardens throughout the City. Policy 9 calls for neighborhood reforestation funding and improvements on the urban forest in parks throughout the City. Many of the parks were established in 1870-1920 and need reforestation. He commented that the Program satisfies the priority policies.

Harold Wright, representing the **Forest Hill Association**, spoke in support of acquisition of Hawk Hill, noting that it is a steep slope of sand dunes.

An unidentified individual submitted a petition of representatives of Forest Hills and other neighboring areas, urging that the City acquire Hawk Hill and preserve it as a natural area.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1992-93 RECOMMENDATIONS (Continued)**

Joseph Bertain, a real estate broker in San Francisco, spoke in support of acquisition of Hawk Hill explaining that he grew up in the area and played on the hill. He felt the area should be preserved as open space.

Beryl Magilavy, stated that San Francisco has very few natural habitat parcels remaining and that it was important to protect the endangered species and to give children access to natural areas. She urged the Commissions to support the acquisition of the three proposed parcels.

Paul Okamoto, a member of Urban Colony, an environmental group, spoke in support of acquisition of open space areas while they are still available and because they are irreplaceable.

Greg Gaar, a member of the Open Space Advisory Committee, and Board Member of the Haight Ashbury Neighborhood Council, spoke in support of natural areas acquisition, explaining that 150 years ago the City contained one of the most rich and diverse eco systems on the face of the earth. He explained that only a remnant of San Francisco's history survives.

Deborah Stein, of the G.C.A. Group, representing the owner of Funston Terrace also known as Hawk Hill, stated that the General Manager's report recommends that Hawk Hill should be designated for study as a significant natural area rather than acquired. She stated that the wording is quite specific and felt that Hawk Hill should not be designated for acquisition until such time as the findings are completed as required in the Master Plan.

George Dobel, representing the Golden Gate Heights Neighborhood Association, spoke in support of acquisition of the significant natural areas explaining that the area around Grandview Park is nicer because of the recent acquisition of the rock outcropping which allows all San Franciscans to enjoy the splendid view.

Jacob Sigg, representing the California Native Plant Society, and a member of the Open Space Advisory Committee, stated that the Committee is very committed to the social needs of the City as well as its natural areas. He explained that two of the three parcels have been recommended by the General Manager for acquisition from the 1992-93 budget. He urged the Commissions to approve the recommendations.

Michael Vasey, a coordinator for the Conservation/Biology Program at San Francisco State University, believed that all three of the proposed natural area sites represent very significant natural resource areas for San Francisco. He identified the significant horticultural features of the subject lands and said he supported the Committee's recommendation that these areas be acquired.

In response to President Unobskey, Mr. Vasey identified the native plants shown on a photographs presented to the Commissions.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1992-93 RECOMMENDATIONS (Continued)**

Espanola Jackson, spoke in support of acquisition of Bayview Hill and stated that this site is a burial ground for native american Indian. She urged the Commissions, on behalf of the community, to acquire the entire hill as a natural area rather than allowing a portion of this land to be developed for housing.

Lucretia Levinger, representing Friends of Glen Canyon Park, spoke in support of acquisition of O'Shaughnessy Hollow, stating that it is extremely important to commit to purchase this land. She said it is a precious remnant of the coastal scrub communities and the wildflowers and animals that lived there. She said this land is part of the scenic drive along O'Shaughnessy Blvd and urged the Commissions to preserve the area as open space.

Michael Weber, urged the Commissions to purchase the natural areas (Hawk Hill, O'Shaughnessy and Bayview Hill) and to pursue acquisition before the property valued increase. He said that the Open Space Program mandates that open space funds not be substituted for the budget of the Recreation and Park Department. He wanted to make sure that did not occur. He urged the Commissions to pursue park sites in other high need areas of the City.

General Manager, Mary E. Burns, stated that portions of the Open Space Fund can legally be used to maintain parks as well as acquisition of sites.

Sue Smith, a resident of Russian Hill, strongly supported the acquisition of significant natural areas as they are very valuable and a living library of our past and are visually attractive.

A spokesperson read a statement on behalf of **Karen Wood**, representing the Miraloma Improvement Club, which supported the acquisition of natural areas and the Open Space Committee's decision to acquire this and other significant natural areas for the well being of San Franciscans now and in the future.

Dehnert Queen, stated that the General Manager's report is difficult to understand unless one works with the program on a day-to-day basis. He felt that the report did not answer how the City uses the money or the plans for any period of time. He felt that the report should state how many people attended the public meetings and that attendance records should be kept on file. He questioned the entire process.

Jane Herzog, lives near Hawk Hill and supported the acquisition of this piece of open space.

Vince Meyer, felt it was important to preserve the three unique natural areas and also felt that they conformed with the spirit of Policy 13 and should be acquired now rather than at some later date.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1992-93 RECOMMENDATIONS (Continued)**

Matt Ettinger, representing Bayview Hill Neighborhood Association, said that since 1987 the Association has made a presentation to members of the Open Space Advisory Committee requesting the acquisition of the north hillside of Bayview Hill. He urged that funding for this acquisition be approved today. He was also concerned that the specific location proposed for acquisition may differ from the area the community has designated. He offered to work with staff to resolve this matter. He then enumerated a number of organizations and environmental groups who supported the acquisition of Bayview Hill.

Judy Talagon, representing the American Indian Movement, supported the acquisition of the entire Bayview Hill. She stated that the Commissions should consider the number of tribes who lived on the Hill. She asked the Commissions to research the total acquisition of Bayview Hill.

Margaret Siegel, representing **SPEAK**, said she supported the acquisition of the open space areas. She said developers will tell the Commission that they will put affordable housing in these sites but if the Commissions acquire the open space it would save the City money.

Commissioner Ruiz stated that there was no mention whatsoever of the value of the historical significance of the Bayview Hill land.

Mr. Shotland explained that less than a year ago it was discovered that artifacts were on the property. There is a plan to conduct a more specific study of the site with regard to the artifacts.

In response to Commissioner Ruiz's comments regarding the Bayview Hill acquisition costs, Ms. Burns explained that the exact dollar amount set aside to acquire the land is not made public because the property owner would then know the money the City has allocated to purchase the property. She further explained that if the Commissions wanted to discuss specific dollar amounts it should convene in closed session.

Commissioner Ruiz thought that perhaps Bayview Hill should be set aside and considered for acquisition when more information is received on the historical value of the site.

Ms. Burns explained that part of the acquisition process includes researching the property. The actual acquisition comes back for Commission approval.

Commissioner Eickman stated that the proposed resolution states "... recommends that...portions of Bayview Hill be designated as for study as Significant Natural Areas..." He was concerned with this phrase.

Deputy City Attorney, Andrew Schwartz, said the Planning staff is recommending that the three significant natural area sites be continued for a period of time to allow the Planning Commission to visit the sites and to review the historical issues pertaining to Bayview Hill.

A lengthy discussion ensued regarding the wording "designating as for study as Significant Natural Areas" rather than having the Commissions vote to approve the purchase these areas.

**2. OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1992-93 RECOMMENDATIONS (Continued)**

Ms. Burns said that Mr. Blazej suggested that the program and budget be adopted by both Commissions minus the significant natural areas. She believed that the Recreation and Park Commission had visited these sites and was prepared to vote on the actual acquisition.

Mr. Blazej stated that he recommended that the overall budget and plan be approved by both Commissions and that the three natural areas be deferred to a later time when the Planning Commission could take action.

Mr. Schwartz explained that Policy 13 of the Master Plan is in the purview of the Planning Commission and that if it wanted to designate these properties as significant natural areas under the Master Plan it had the authority to do so.

A discussion ensued regarding the proposed resolutions for both Planning and the Recreation and Park Commissions. It was agreed that the wordings of the resolutions do not have to be identical but the substance must be the same or it would foreclose any future action in voting for a study or acquisition.

President Orr felt it was prudent to set aside the money now and to then study the land. If more money was needed to acquire the land then additional money could be set aside in the future. He said the possible artifacts on Bayview Hill makes the acquisition even more important.

On motion of Commissioner Eickman, seconded by Commissioner Ruiz, the following resolution was adopted by the Recreation and Park Commission:

RES. NO. 16360

Recreation and Park Commission

WHEREAS, The electorate of San Francisco in November, 1988, approved a new Charter Section 6.413 establishing the Park and Open Space Fund for a 15-year period; and

WHEREAS, Charter Section 6.413 requires that the Park and Open Space Citizens Advisory Committee recommend, and the Recreation and Park Commission annually adopt, a Five Year Plan for Acquisition and Development, Renovation and Maintenance, to be updated annually, and

WHEREAS, Charter Section 6.413 also requires that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission, meeting jointly; and

WHEREAS, In formulating the proposed program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizens' Advisory Committee which were made after months of diligent work that involved community discussions, field investigations and public hearings; and

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1992-93 RECOMMENDATIONS (Continued)

RES. NO. 16360
(Continued)

Recreation and Park Commission

WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Comprehensive Plan (Master Plan) and in accordance with the Recreation and Open Space Programs document; and

WHEREAS, The Office of Environmental Review of the City Planning Department found the submitted program to be categorically exempt from environmental review and has approved the proposed program; and

WHEREAS, The Recreation and Park Commission recommends that Hawk Hill, O'Shaughnessy Hollow and portions of Bayview Hill be designated as Significant Natural Areas, and

WHEREAS, The General Manager of the Recreation and Park Department on May 7, 1992, presented to the two Commissions, meeting jointly, a program entitled, "General Manager's Report: Park and Open Space Fund, Fiscal Year 1992/93", dated May 7, 1992; now, therefore, be it

RESOLVED, That the Recreation and Park Commission does hereby adopt the Five Year Plan for Acquisition and Development, Renovation and Maintenance, Fiscal Year 1992/93, and be it

FURTHER RESOLVED, That the Recreation and Park Commission does hereby approve the program, contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1992/93" dated May 7, 1992, which program is hereby found to be in accordance with the Recreation and Open Space Element of the Master Plan and Programs document approved by the City Planning Commission.

* * * * *

On motion of Commissioner Levine, seconded by Commissioner Lowenberg, the following resolution was adopted by the City Planning Commission:

RES. NO. 13346

City Planning Commission

WHEREAS, The electorate of San Francisco in November 1988 revised Charter Section 6.413 establishing the San Francisco Park and Open Space Fund to be supported by an annual Ad Valorem tax of two and one-half cents (0.025) for each one hundred dollars (\$100) assessed valuation, for a 15-year period; and

WHEREAS, Charter Section 6.413 specifies that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission meeting jointly; and

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1992-93 RECOMMENDATIONS (Continued)

RES. NO. 13346
(Continued)

City Planning Commission

WHEREAS, In formulating the 1992-1993 program, the third year of the program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizen's Advisory Committee, which were made after several months of diligent work that involved community discussions, field investigations, and public hearings; and

WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Master Plan in accordance with the Recreation and Open Space Programs document; and

WHEREAS, The Recreation and Open Space Element of the Master Plan was amended by CPC Resolution No. 13149 on August 15, 1992 to add Policy 13, which states: "Preserve and protect Significant Natural Areas," and includes criteria to determine whether a site constitutes a Significant Natural Resource Area worthy of protection; and

WHEREAS, The Recreation and Park Commission recommends that three sites, Hawk Hill (also known as Funston Terrace), O'Shaughnessy Hollow, and portions of Bayview Hill, be designated as Significant Natural Resource Areas; and

WHEREAS, Three sites proposed for acquisition under the Natural Areas Acquisition category, Hawk Hill also known as Funston Terrace, O'Shaughnessy Hollow, and a portion of Bayview Hill, meet the criteria for Significant Natural Areas contained in Policy 13, and can be considered Significant Natural Areas worthy of protection; and

WHEREAS, The San Francisco Park and Open Space Program was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code, and the Commission has reviewed and concurs with said determination; and

WHEREAS, The program responds to the Priority Policies of Section 101.1 of the Planning Code; and

WHEREAS, members of the Park and Open Space Citizens Advisory Committee worked to revise and update a Five Year Plan for open space acquisition, development, renovation and maintenance which are consistent with the goals and policies of the Recreation and Open Space Element of the Master Plan and the Recreation and Open Space Programs document; and

WHEREAS, The General Manager of the Recreation and Park Department on May 7, 1992, presented to the two Commissions, meeting jointly, the program entitled "General Manager's Report: Park and Open Space Fund, Fiscal Year 1992-1993," dated May 7, 1992, and the "Open Space Program Five Year Plan 1992-1993"; and

RES. NO. 13346
(Continued)

2. OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1992-93 RECOMMENDATIONS (Continued)

City Planning Commission

THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby find the program contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1992-1993," to be in conformity with the Recreation and Open Space Element of the Master Plan, and in accord with the Recreation and Open Space Programs document;

AND BE IT FURTHER RESOLVED, That the City Planning Commission does hereby approve the Program, and adopt the budget for allocation and expenditure of the Program Fund., as recorded in the General Manager's Report, San Francisco Park and Open Space Program, Fiscal Year 1992-1993";

AND BE IT FURTHER RESOLVED, That the City Planning Commission does hereby approve the recommendations in the updated "Open Space Program Five Year Plan 1992-1993."

3. PUBLIC COMMENT

At this time members of the public may address the Commissions on items that are within the subject matter jurisdiction of the Recreation and Park and City Planning Commissions. Members of the public may address the Commissions for up to three minutes. The President or the Commission may limit the total testimony to 30 minutes.

Dehnert Queen, said that in his opinion the acquisitions constituted the taking of public property

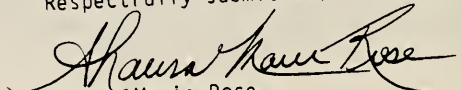
An unidentified speaker, discussed the fact that the agendas for the joint Commission meeting differed with one notice stating that the starting time would be 1:30 p.m. (Recreation and Park) and the other 2:30 p.m. (Planning Commission).

Mr. Shotland explained that a revised notice was sent to the entire Planning list notifying the public of the change in time.

4. ADJOURNMENT

There being no further business,
the Special Meeting of the
Recreation and Park Commission was
adjourned at 4:35 p.m.

Respectfully submitted,


Shauna Marie Rose
Commission Secretary

SF
C55
#21
5/7/92

DRAFT SUMMARY

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
May 7, 1992
ROOM 282, CITY HALL
1:30 P.M.

MAY 14 1992

1:30 P.M.

NOTICE IS HEREBY GIVEN of a time change for the Joint Hearing with the City Planning Commission and the Recreation and Parks Commission. The Joint Hearing will take place at 1:30 P.M., in Room 282 of City Hall. The original posted time by the City Planning Commission was 2:30 P.M.

The City Planning Commission Calendar will be adjusted to accommodate this change as follows:

12:30 P.M.

1. *BARBARA SARRIN (CCEP - 0645)*

(STAFF)

WORKSHOP/BRIEFING

- A. Historic preservation and activities of the Landmarks Preservation Advisory Board. (45 min.) *(1A: CCEP - 3164) (CCEP - 103)*
- B. Overview presentation of Comprehensive Planning Activities. *CONT. TO*
(Continued from 4/23/92). (45 min.)
THIS ITEM IS PROPOSED TO BE HEARD AFTER THE JOINT HEARING WITH RECREATION AND PARKS COMMISSION. *Cont. to 5-14-92.*
- C. Status report on Inclusionary Affordable Housing Policy. (15 min.) THIS ITEM IS PROPOSED TO BE HEARD ON MAY 21, 1992.
CONT. TO 5-21-92

1:30 P.M.

A. JOINT HEARING WITH THE RECREATION AND PARKS COMMISSION

2. 92.110R (SHOTLAND)
The City Planning Commission and the Recreation and Park Commission will hold a special JOINT PUBLIC HEARING on the 1992-93 San Francisco Park and Open Space Program, and the Open Space Program Five Year Plan.

At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program for fiscal year 1992-93, and recommending adoption of the Five Year Plan.

*Resolution
#: 13346
approved
(6-0)
ent: Smith
CPC-6 (7)*

WITH ~~THE~~ Motion Resolution #s
DRAFT SUMMARY -

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 7, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)**

ROLL CALL: ^{PAUL} Commissioners Fung, Elzey/Boldridge, ^{ROMAINE} Levine, ^{JOBY} Lowenberg, ^{SUSAN} Nothenberg/Karasick, ^{NORM} Smith, ^{ELISABETH} Unobskey, ^{SIDNEY}

NOTE: The Commission will take a short recess at 3:30 p.m.

NOTE: See Expanded Schedule for Residential Conservation Zoning Controls Attached.

12:30 P.M.

*SEE
APPENDIX* 1. WORKSHOP/BRIEFING (Note: Revised Schedule Attached)

(STAFF)

- a. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92). (45 min.)
- b. Historic preservation and activities of the Landmarks Preservation Advisory Board. (45 min.)
- c. Status report on Inclusionary Affordable Housing Policy. (15 min)

1:30

2:30 P.M.

A. JOINT HEARING WITH THE RECREATION AND PARKS COMMISSION

2. 92.110R (SHOTLAND)
The City Planning Commission and the Recreation and Park Commission will hold a special JOINT PUBLIC HEARING on the 1992-93 San Francisco Park and Open Space Program, and the Open Space Program Five Year Plan.

At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program for fiscal year 1992-93, and recommending adoption of the Five Year Plan.

Resolution
13346

Lowenberg
Levine
Passed
6/0
with ab

3:30 P.M.

B. ITEMS TO BE CONTINUED

3. 91.632E (BILLOVITS)
 150-158 RIPLEY STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 5549, Lots 84 86 and 87. Proposal to construct adjacent two- and three- unit buildings containing a total of five condominium units and eight off-street parking spaces on a vacant hillside site. Conditional Use Authorization would be required to construct the tri-plex structure on two combined lots. (Proposed for Continuance to May 21, 1992)
4. 91.497D (COLEMAN)
 1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
 a) Consideration of Discretionary Review
 b) Discretionary Review Hearing.
 (Continued from Regular Meeting of March 5, 1992)
 (Proposed for Continuance to June 11, 1992)
5. 92.148C (BANALES)
 1801-05 HAIGHT STREET, southwest corner of Haight and Shrader Streets; Lot 23 in Assessor's Block 1249 -- Request for Conditional Use Authorization to relocate 2 existing restaurants in the same building within the Haight Street Neighborhood Commercial District per Sections 186.1(b) and 186.2(b) of the Planning Code. The proposal is to move the existing self service restaurant located at 1803 Haight Street to 1805 Haight Street, resulting in an occupancy of 820 square feet as opposed to the previous 770 square feet operation, and to move the existing full service restaurant located at 1805 Haight Street to the spaces occupied by 1801-03 Haight Street, resulting in an occupancy of 2,270 square feet as opposed to the previous 820 square feet operation. The proposal also includes an addition of a 350 square feet office mezzanine area. The total combined floor area of the two restaurants is 3,000 square feet. No other exterior alterations are proposed.
 (Proposed for Continuance to May 21, 1992)

C. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. DIRECTOR'S REPORTF. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

6. 91.512EC (GREEN)

Approved
Condition:
2 on page 9
modified
item # 13347
Fung S/Levine
+1/6/0

5810 MISSION STREET, northwest corner of Lawrence Avenue; Lot 1 in Assessor's Block 7143 -- Request for Conditional Use Authorization to allow the subject property to be developed as a PLANNED UNIT DEVELOPMENT within an NC-2 (Small Scale) Neighborhood Commercial District. The project involves the demolition of an existing office building and accompanying off-street parking and the phased construction of a three-story-over-basement office building with parking, and a four-story apartment building also with parking. The total project site area is approximately 30,812 square feet. Phase I of construction will include construction of the three-story-over-basement office building and containing 23 off-street parking spaces. Phase II includes construction of the four-story building containing 27 residential apartment units with 27 off-street parking spaces. The project requires authorization for: (a) development on a lot area over 10,000 square feet in size, (b) non-residential tenant over 4,000 square feet in size, (c) institutional use on the third floor, and (d) rear yard modification. NOTE: ON APRIL 2, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH ABSENT.

ITEM #:
13348 7. 91.479D (BERKOWITZ)

1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district. (Continued from Regular Meeting of April 23, 1992) NOTE: ON APRIL 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE THE PERMIT APPLICATION BY A VOTE OF 5-2. DISSENTING WERE COMMISSIONERS BOLDRIDGE AND KARASICK.

approved
DENIAL
application
Fung S/Levine
1/02
Karasick, Boldridge: NO

G. REGULAR CALENDAR

8. 90.808D* (BADINER)

oved
DT TO
VE D.R.
Karasick
Lowenthal
-6/0

SAN FRANCISCO MAIN LIBRARY, the entire city block bounded by Larkin, Fulton, Hyde and Grove Streets; Lot 1 in Assessor's Block 354 in a P (Public) Zoning District. The proposal is to construct a New Main Library six stories with basement, 80 feet tall containing approximately 400,000 square feet of floor area. This is a request for Discretionary Review of Building Permit No. 9122132S for conformity with the Master Plan in compliance with Section 234.1. a) Consideration of Discretionary Review b) Discretionary Review Hearing (Continued from Regular Meeting of April 23, 1992)

9. 90.808R* (BADINER)

PIONEER MONUMENT PLACEMENT IN FULTON STREET RIGHT OF WAY, Fulton

Item 90.808R continued

Street between Hyde and Larkin Streets, Consideration of a Master Plan Referral for the location of the Pioneer Monument within the Fulton street right of way.

*(ITEMS WILL BE CONSIDERED TOGETHER)

(Continued from Regular Meeting of April 23, 1992)

5:00 P.M.

- loved
intent to
approve
Fung S/Lowenberg
+6/0*
10. 90.266Q (HOOD)
901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.
→ return with Motion next week
- bridge left
9:20
Motion # 13349
pprove
Lowenberg S/Levine
+5/0 ; absent: Boldrudi + Smith*
11. 92.137C (HING)
526 COLUMBUS AVENUE, east side between Union and Green Streets; Lot 03 in Assessor's Block 117 -- Request for Conditional Use Authorization to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in the North Beach Neighborhood Commercial District. The proposal is to add seven tables and thirty chairs within a 250 square feet area in an existing retail specialty coffee store with a total floor area of approximately 4,000 square feet.
- 12. 92.120C (GREEN)
4701 MISSION STREET, southeast corner of Persia Avenue; Lot 33 in Assessor's Block 6084 -- Request for Conditional Use Authorization to construct 5 dwelling units without required off-street parking on property within an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to enlarge the existing one story commercial building on the site by adding 2,000 square feet of commercial floor area at street level, and constructing a new second floor containing a total of 5 dwelling units. The Project Sponsor proposes not to provide the 5 required residential off-street parking spaces.*
- 13. 92.068C (GREEN)
3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion.*

continued to June 4, 1992

6:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

14. 92.118D (COLEMAN)
337 MOLINO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing *continued to June 11th*

Adjournment: 10 PM

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

At its regularly scheduled meeting of April 16, 1992, the Commission initiated the use of 'speaker cards.' Use of these cards is not a mandatory requirement for those wishing to address the Commission. The cards will be available at all hearings. They can also be obtained in advance from 6th Floor Reception, Department of City Planning, 450 McAllister, Room 600. For further information on the use of these cards, please call the Commission Secretary at 558-6414.

NOTICE

The following guides are now available at the Zoning Information Counter (Room 502, 450 McAllister Street, open from 10 a.m. to 12 noon and 1 p.m. to 5 p.m. weekdays):

"How to Use the City Planning Code: ZONING QUESTIONS ABOUT PROPERTIES IN RESIDENTIAL (R) ZONING DISTRICTS";

"Guide to Permit Application and Review Procedures in Residential Districts";

"How to Use the City Planning Code: QUESTIONS ABOUT PROPERTIES IN NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS"; and

"Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

CPC:677

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date:	Topic:
May 7, 1992	a. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92) b. Historic preservation and activities of the Landmarks Preservation Advisory Board. b. Status report on Inclusionary Affordable Housing Policy.
May 14, 1992	Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services.
May 21, 1992	a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs. b. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns.

PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED *

Date:	Topic:
May 28, 1992	Residential Conservation Zoning Controls.
June 4, 1992	Priorities and Need for Comprehensive Planning for Target Areas
June 11, 1992	Discretionary Review Policy and Guidelines.
June 18, 1992	Mission and Priorities for Planning and Permit Processing in San Francisco.
June 25, 1992	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

PROPOSED SCHEDULE OUTLINE - MAY 1, 1992

May 14, 1992	Organizations and the public are requested to provide written comment for review by the Commission and Department staff.
May 21, 1992	Staff presentation of the "Housing Element" and associated implementation programs. Staff presentation of "Residential Design Guidelines."
May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
June 18, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
June 25, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 14, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DEPOSITORY ITEM
MAY 18 1992

PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey, Boldridge, Levine, Lowenberg,
~~Nothenberg~~/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:38 P.M.
12:30 P.M.

1.

PRESENTATIONS
COMPLETED.
NO ACTION
REQUIRED.

WORKSHOP/BRIEFING (Schedule Attached)

a. (TAPE I A: 2050-3143) (TAPE I B: 2060-3147) (TAPE I A: 0000-1995)
Presentation of Permit Processing, Variance and Violation
Abatement procedures, Information and Other Implementation
Activities and Services.

(STAFF)

BASH, ARCE, FUNG, PEARL,
ROSETTER, HING

2:30 p.m.: b. (TAPE I B: #2660-3147) (TAPE I A: #0000-1995)
Overview presentation of Comprehensive Planning Activities.
(Continued from 4/23/92). (45 min)

KOHLSTRAND, WYCKO, LIEBERMANN

3:00 p.m. - 2:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE I A: #2000-2020)

2. 92.055C

(PAEZ)

CONTINUED
AS
SHOWN
(7-0)
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in
Assessor's Block 5514. Request for authorization of a conditional
use to establish a live/work unit within the ground floor portion of
an existing residential building located in an RH-2 (Residential,
House, Two-Family) District within the Bernal Heights Special Use
District.

(Continued from Regular Meeting of April 16, 1992)
(Proposed for Continuance to June 4, 1992)

B. PUBLIC COMMENT

NONE (TAPE I A: #2030-2259) (TAPE I A: #1290-1315)

At this time, members of the public may address the Commission on items of
interest to the public that are within the subject matter jurisdiction of
the Commission except agenda items. With respect to agenda items, your
opportunity to address the Commission will be afforded when the item is

Public Comment continued

reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE IIA: #2263-2350)

LEVINE: M: RCC PAPERS FROM SPUR & WESTWOOD PARK ASSOC.

D. DIRECTOR'S REPORT

Q 1990 CENSUS INFORMATION (MEDINA) (TAPE IIA: #2353-2570)

3. TIER III (TAPE IIA: #2880-2910) (BLAUVELT)
636 DOUGLAS STREET, between 22nd and 23rd Streets, Lot 7 in Assessor's Block 2775 -- Informational presentation of Building Permit Application No. 9203968 to add a second story to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

NO
OPPOSITION.
NO ACTION
REQUIRED.

PRESENTATION
COMPLETED.

NO ACTION
REQUIRED.

- (TAPE IIA: #2911-3153) (TAPE IIB: #6080-0090) (FELTHMAN)
Informational Presentation on Draft Guidelines for the expenditure of the affordable childcare fund.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

4. 91.118D (TAPE IIB: #0100-0165) (BERKOWITZ)
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Discretionary Review of Building Permit Application No. 90109892 for the construction of a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) District.
NOTE: ON APRIL 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 4-3. DISSENTING WERE COMMISSIONERS FUNG, LEVINE AND LOWENBERG.

APPROVED
w/ CONDITIONS
(4-3)
DISSENTING: FUNG,
LEVINE, LOWENBERG
MOTION #: 13351

5. 90.266Q (TAPE IIB: #0185-0515) (HOOD)
901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.
NOTE: ON MAY 7, 1992, THE COMMISSION PASSED A MOTION OF INTENT OF APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

ON ADVICE
OF CITY ATTORNEY,
CONTINUED TO
PUBLIC HEARING
5-21-92
(7-0)

F. REGULAR CALENDAR

6. (TAPE IIB: #0520-1835) (KOHLESTRAND)
TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution authorizing the Department to submit the 1992/93 budget to the Transportation Authority for the Transportation System Management program in the Sales Tax Transportation Expenditure Plan.

MEETING
HELD.
CONTINUED
TO 5-21-92
(7-0)

7a. 87.081CPCPCPCS

(SKIFFER)

WITHOUT PRESENTATION OR HEARING, THIS ITEM CONTINUED TO 5-21-92 (7-0)

OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.

7b. 87.081CPCPCPCS

(SKIFFER)

OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

b. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994. (Continued from Regular Meeting of April 30, 1992)

APPROVED 8. 91.498C (TAPE II B: #1845-3154) (TAPE III A: #0000-1160) (PAEZ)
 ✓ CONDITIONS HOLY FAMILY DAY HOME, 299 DOLORES STREET, eastside between 15th and 16th Streets, lot 25 in Assessor's Block 3556 -- Request for authorization of conditional use for a Planned Unit Development to permit the rehabilitation and expansion of an existing day care center by 50 children to accommodate up to 200 children, the construction of a three-story rear addition of approximately 4717 square feet, the first and second floors of which will be used as multi-purpose rooms and to establish an eleven bedroom group housing facility on the third floor of the existing building, and asking for exceptions from usable open space, building within the rear yard area and off-street parking requirements, as well as minor deviations from the provisions of the City Planning Code with respect to measurement of height, in an RM-1 (Residential, Mixed, Low Density) District and in a 40-X Height and Bulk District. (Continued from Regular Meeting of April 30, 1992)

13352 MOTION #:

3:30 P.M.

COMMISSIONER 9. 88.101E and 88.102E (TAPE III A: #1230-3162) (TAPE III B: #0000-0550) (MARSH)
 LEVINE EXCUSED
 FROM ALL DISCUSSIONS
 ACTIONS RELATING
 TO ARTICLE 10

(6-0)
 OOOOO
 MEETING HELD.
 CONTINUED INDEFINITELY (6-0)
 EXCUSED: LEVINE

Consideration of a Resolution of Intent to initiate Text and Zoning Map Amendments to the City Planning Code and to initiate a new Preservation Element of the Master Plan of the City and County of San Francisco.

The proposed Ordinance amending Planning Code Article 10, adopted by the Landmarks Preservation Advisory Board on December 4, 1991 would

Items 88.105E & 88.102E continued

amend Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by repealing Article 10 therefor and adding a new Article 10 (Sections 1001 to 1024) thereto, creating a Landmarks Board, describing the powers and duties of the Landmarks Board, re-designating previously designated Landmarks and Historic Districts, authorizing the designation of Landmarks and Historic Districts, requiring Certificates of Appropriateness for alterations of Landmarks and Historic Districts, establishing guidelines for decisions, and imposing penalties for violations of Article 10. This Article is entirely new.

In Addition, text amendments are proposed for Section 209.9(e) and 303 of the City Planning Code. Amendment of Section 209.9(e) thereof proposes to clarify how a determination of economic feasibility shall be made, to allow the Planning Commission to consider, as a condition of such approval, designating exceptionally significant interiors and to authorize the Planning Commission to adopt guidelines for such Conditional Use authorization; and by amending Section 303 thereof to ensure conformity with Section 209.9(e).

The Master Plan amendment creates an entirely new Element of the Master Plan which is contained in a document entitled "Preservation An Element of the Master Plan." A Public Hearing on the above referenced matters are scheduled for June 4, 1992.

(Both Items Continued from Regular Meeting of April 30, 1992)

10. 92.130C (TAPE III B: #0540-0630) (BERGDOLL)
 1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15 in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for approximately forty (40) persons, in approximately 1,240 gross square feet of floor area.

WITHOUT
 HEARING,
 ITEM CONTINUED
 TO 6-4-92
 (7-0)

6:20
 5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

- N_D D.R. 11. 91.342D (TAPE III B: #0645-3116) (TAPE IV A: #0000-2820) (BLAUVELT)
 (7-0) 2675 - 25TH AVENUE, west side between Vicente and Wawona Streets (on

w/ UNDERSTANDING THAT DEPARTMENT
 STAFF WILL DISAPPROVE CURRENT PROPOSAL.

Item 91.342D continued

unimproved sections of 25th Avenue), Lot 57 in Assessor's Block 2471
 -- Request for Discretionary Review of Building Permit Application No. 9109308 to construct a new two-story, single-family dwelling, in an RH-1 (House, One-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of April 16, 1992)

WITHOUT HEARING, ITEM CONTINUED TO 6-4-92 (7-0)

12. 91.597D (BLAUVELT)
 2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 9111383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2, (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of April 23, 1992)

No D.R. (7-0)

13. 92.075D (TAPE IV A: #2870-3163) (TAPE IV B: #0000-2087) (BLAUVELT)
 1288 STANYAN STREET east side between 17th and Belgrave Streets, Lot 38 in Assessor's Block 1289 -- Request for Discretionary Review of Building Permit Application No. 9001861 to construct a new two-story-over-garage, single-family dwelling, in an RH-1(D) (House, One-Family, Detached) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing

9:00p.m. 14. FOR ITEMS 14 + 15: No D.R. (7-0)

- 91.699D (TAPE IV B: #2120-3161) (TAPE IV A: #0000-1285) (BLAUVELT)
 74 CHENERY STREET, west side between 30th and Randall Streets, Lot 15 in Assessor's Block 6656 -- Request for Discretionary Review of Building Permit Application No. 9115342 to construct a horizontal addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of April 16, 1992)
 NOTE: This case will be considered together with Case No. 92.050D.

15. 92.050D (TAPE IV B: #2120-3161) (TAPE IV A: #0000-1285) (BLAUVELT)
 70 CHENERY STREET, west side between 30th and Randall Streets, Lot 14A in Assessor's Block 6656 -- Request for Discretionary Review of Building Permit Application No. 912173 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of April 16, 1992)
 NOTE: This case will be considered together with Case No. 91.699D.

Adjournment — 9:46 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

The following guides are now available at the Zoning Information Counter (Room 502, 450 McAllister Street, open from 10 a.m. to 12 noon and 1 p.m. to 5 p.m. weekdays):

"How to Use the City Planning Code: ZONING QUESTIONS ABOUT PROPERTIES IN RESIDENTIAL (R) ZONING DISTRICTS";

"Guide to Permit Application and Review Procedures in Residential Districts";

"How to Use the City Planning Code: QUESTIONS ABOUT PROPERTIES IN NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS"; and

"Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

CPC:678

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date:	Topic:
May 14, 1992	a. Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services. b. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92)
May 21, 1992	a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs. b. Status report on Inclusionary Affordable Housing Policy. c. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns.

PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED *

Date:	Topic:
May 28, 1992	Residential Conservation Zoning Controls.
June 4, 1992	Priorities and Need for Comprehensive Planning for Target Areas
June 11, 1992	Discretionary Review Policy and Guidelines.
June 18, 1992	Mission and Priorities for Planning and Permit Processing in San Francisco.
June 25, 1992	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

PROPOSED SCHEDULE OUTLINE - MAY 8, 1992

May 14, 1992	Organizations and the public are requested to provide written comment for review by the Commission and Department staff.
May 21, 1992	Staff presentation of the "Housing Element" and associated implementation programs. Staff presentation of "Residential Design Guidelines."
May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
June 18, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
June 25, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission.
June 25, 1992	Public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

ST
55
#2
5/2/92
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 21, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

MAY 24 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Eizey~~/Boldridge, Levine, Lowenberg,
~~Nothenberg~~/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:40 P.M.
12:30 P.M.

1. (TAPE 1A: #0000-3168) (TAPE 1B: #0000-3161) (TAPE 2A: #0000-0601) (STAFF)
WORKSHOP/BRIEFING (Complete Schedule Attached)

PRESENTATIONS
COMPLETE.
NO ACTION
REQUIRED

- a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs. (MONTANA & HERRERA)
b. Status report on Inclusionary Affordable Housing Policy. (MONTANA & HERRERA)
c. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns. (ALICE)
* WESTWOOD PARK ASSOC. PRESENTATION ON RESIDENTIAL DESIGN GUIDELINES

2:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 2A: #0690-0770)

2. 91.632E (BILLOVITS)
150-158 RIPLEY STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 5549, Lots 84 86 and 87. Proposal to construct adjacent two- and three- unit buildings containing a total of five condominium units and eight off-street parking spaces on a vacant hillside site. Conditional Use Authorization would be required to construct the tri-plex structure on two combined lots. (Proposed for Continuance to May 28, 1992)

ITEMS
2-46
CONTINUED
AS
SHOWN

(7c)

3. 91.635C (ALBERT)
 150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights. (Proposed for Continuance to May 28, 1992)

- 4a. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.
 (Continued from Regular Meeting of May 14, 1992)
 (Proposed for Continuance to May 28, 1992)

- 4b. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

b. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.
 (Continued from Regular Meeting of May 14, 1992)
 (Proposed for Continuance to May 28, 1992)

B. PUBLIC COMMENT (TAPE IIA: #0775-1960)

VARIOUS
 SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- COMBINED [C. COMMISSIONERS' QUESTIONS AND MATTERS - (TAPE IIA: #1965-3160) (TAPE IIB: #000-009)
 LEVINE: RE R.C.C. HEARINGS & SCHEDULE
 D. DIRECTOR'S REPORT

E. CERTIFICATION OF FINAL EIR -- PUBLIC HEARING CLOSED

5. 86.68BE (SAHM)
 CONTINUED TO 5-28-92 (7-0) SAN FRANCISCO INTERNATIONAL AIRPORT MASTER PLAN; Certification of Final Environmental Impact Report on the Draft Airport Master Plan,

Item 86.683E continued

physical/management design plan for expansion of landside airport facilities and traffic/pedestrian circulation systems, including about 1.5 million sq. ft. of new terminal facilities, about 785,000 sq. ft. of additional air freight facilities, about 7340 new parking spaces, a new ground transportation facility with an automated people mover, about 25 new aircraft gates, and remodel of much of the remaining existing facilities; all planned to be accomplished by 2006.

3:30 P.M.

G. REGULAR CALENDAR

6.

(KOHLESTRAND)

CONTINUED
TO 5-28-92
(7-0)

TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution authorizing the Department to submit the 1992/93 budget to the Transportation Authority for the Transportation System Management program in the Sales Tax Transportation Expenditure Plan. (Continued from Regular Meeting of May 14, 1992)

7.

(LORD)

APPROVED
w/ CONDITIONS
AS MODIFIED
(7-0)

MOTION #:
13353

91.077CV (TAPE II B: #0170-2579) 112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density). (Continued from Regular Meeting of April 30, 1992)

5:05 P.M. 8.

CONTINUED TO
END OF TODAY'S
HEARING. (7-0)

CONTINUED
TO 6-4-92
(6-0)

SENT: KANASICK

90.266Q (TAPE II B: #2530-3161) (TAPE III A: 0000-1312) (TAPE III B: #0495-6595) 901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.

NOTE: ON MAY 7, 1992, THE COMMISSION PASSED A MOTION OF INTENT OF APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

NOTE: FOLLOWING THE ADVICE OF THE CITY ATTORNEY'S OFFICE, ON MAY 14, 1992, THE COMMISSION CONTINUED THIS ITEM TO MAY 21, 1992 FOR A FULL PUBLIC HEARING

9.

(NIXON)

APPROVED
w/ CONDITIONS
(7-0)

MOTION #:
13354

92.117C (TAPE III A: #1390-1719) 640 PALMETTO AVENUE, north side between St. Charles and Chester Avenues, Lots 18, 19 and 45 in Assessor's Block 7129 - Request for Conditional Use Authorization to adjoin a one-story, 1,367 square foot addition to an existing 150 seat, 1,968 square foot religious meeting hall. The addition would contain a kitchen, a multi-purpose room, and two restrooms. The subject site is located within an RH-1 (House, One-Family) District and 40-X Height and Bulk District.

10. 92.148C (TAPE III A: #1720-3159) (TAPE III B: #000-0442) (BANALES)
 APPROVED WITH CONDITIONS AS MODIFIED
 MOTION # 13355
 1801-05 HAIGHT STREET, southwest corner of Haight and Shrader Streets; Lot 23 in Assessor's Block 1249 -- Request for Conditional Use Authorization to relocate 2 existing restaurants in the same building within the Haight Street Neighborhood Commercial District per Sections 186.1(b) and 186.2(b) of the Planning Code. The proposal is to move the existing self service restaurant located at 1803 Haight Street to 1805 Haight Street, resulting in an occupancy of 820 square feet as opposed to the previous 770 square feet operation, and to move the existing full service restaurant located at 1805 Haight Street to the spaces occupied by 1801-03 Haight Street, resulting in an occupancy of 2,270 square feet as opposed to the previous 820 square feet operation. The proposal also includes an addition of a 350 square feet office mezzanine area. The total combined floor area of the two restaurants is 3,000 square feet. No other exterior alterations are proposed.
 (Continued from Regular Meeting of May 7, 1992)

6:30 P.M.

~~6:00 P.M.~~

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

11. 92.199D (TAPE III B: #0641-2764) (PASSMORE/FUNG)
 NO D.R. (6-0)
 ABSENT: KARASICK
 4724 - 25TH STREET, northside between Grand View Avenue and Fountain Streets, Lot 14 in Assessor's Block 6501 -- Request for Discretionary Review of Building Permit Application No. 9004793 to construct a new 3 story, 2 unit building after demolition of existing single family dwelling in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
12. 91.662D (TAPE III B: #2770-3161) (TAPE II A: #0000-1578) (BERKOWITZ)
 NO D.R. (5-0)
 ABSENT: BELDRIDGE, KARASICK
 1446 COLE STREET, east side between 17th Street and Carmel Street, Lot 16 in Assessor's Block 1291 - Discretionary Review of Building Permit Application No. 9103298 for the construction of a horizontal and vertical addition to a single-family house in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing

13. 91.747D (TAPE IV A: #1584-2907) (BERKOWITZ)
 No D.R. 354 ALLISON STREET, west side between Brunswick and Hanover Streets,
 (5-0) Lot 10 in Assessor's Block 6486 - Discretionary Review of Building
 Permit Application No. 9118469 for the construction of a two-story
 rear yard addition to a single family house in an RH-1 (House,
 One-Family) District.
 SENT: BELDRIDGE a) Consideration of Discretionary Review
 KARASICK b) Discretionary Review hearing
14. 92.116D (TAPE IV A: #2918-3157) (TAPE IV B: #0000-1658) (BERKOWITZ)
 10 D.R. 482 HAZELWOOD AVENUE, north side between Globe Alley and Casitas
 (5-0) Avenue, Lot 11 in Assessor's Block 3005 D - Discretionary Review of
 Building Permit Application No. 9123364 for the construction of a
 two-story rear yard addition to a single family house in an RH-1(D)
 (House, One-Family, Detached Dwellings) district.
 SENT: BELDRIDGE a) Consideration of Discretionary Review
 KARASICK b) Discretionary Review hearing
15. 91.160D (TAPE IV B: #1665-1774) (BERKOWITZ)
 6-4-92 415 - 44TH AVENUE, west side between Point Lobos and Clement Street,
 (5-0) Lot 4 in Assessor's Block 1476 - Discretionary Review of Building
 Permit Application No. 9020569 for the construction of a horizontal
 and vertical addition in an RH-2 (House, Two-Family) district.
 SENT: BELDRIDGE (Continued from Regular Meeting of April 23, 1992)
 KARASICK
- Adjournment 9:10 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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NOTICE

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2. "Guide to Permit Application and Review Procedures in Residential Districts";
3. "How to Use the City Planning Code: QUESTIONS ABOUT PROPERTIES IN NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS"; and
4. "Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date: **Topic:**

- | | |
|--------------|--|
| May 14, 1992 | a. Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services. |
| | b. Overview presentation of Comprehensive Planning Activities.
(Continued from 4/23/92) |
| May 21, 1992 | a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs. |
| | b. Status report on Inclusionary Affordable Housing Policy. |
| | c. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns. |

PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED *

Date: **Topic:**

- | | |
|---------------|---|
| May 28, 1992 | Residential Conservation Zoning Controls. |
| June 4, 1992 | Priorities and Need for Comprehensive Planning for Target Areas |
| June 11, 1992 | Discretionary Review Policy and Guidelines. |
| June 18, 1992 | Mission and Priorities for Planning and Permit Processing in San Francisco. |
| June 25, 1992 | Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing |

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

brief05.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

PROPOSED SCHEDULE OUTLINE - MAY 8, 1992

May 14, 1992	Organizations and the public are requested to provide written comment for review by the Commission and Department staff.
May 21, 1992	Staff presentation of the "Housing Element" and associated implementation programs. Staff presentation of "Residential Design Guidelines."
May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
June 18, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
June 25, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission.
June 25, 1992	Public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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DRAFT SUMMARY
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 28, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

JUN 1 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Foley~~/Boldridge, Levine, Lowenberg,
~~Notenberg~~/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:43 P.M.
12:30 P.M.

A. ITEMS TO BE CONTINUED

- ITEMS
1-3
CONTINUED
AS
INDICATED
(5-0)
ABSENT:
BOLDRIDGE
KARASICK
1. 91.478E (GITELMAN)
KANSAS/DE HARO RESIDENTIAL DEVELOPMENT, Assessor's Block 3956, Lot 7, and Block 3936, Lot 2. Appeal of a Preliminary Negative Declaration for a proposal to construct up to 60 dwelling units on two segments of a former railroad right-of-way between the intersections of 15th & Kansas, and 17th & De Haro Streets. (PROPOSED FOR CONTINUANCE TO A FUTURE DATE, PENDING RECEIPT OF CONDITIONAL USE APPLICATION) (INDEFINITELY)
 2. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)
Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four proposed ordinances. *SPEAKER: JOHN BARDIS*
(Proposed to be continued to June 25, 1992)
 3. 91.306EZ (MEDINA)
4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.
(Proposed for Continuance to July 16, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0398-1722)VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS — NONED. DIRECTOR'S REPORT 1. COSTCO HOUSING CONTRIBUTION (TAPE 1A: #2200-2794)
2. SPUR'S HOUSING REPORT (TAPE 1A: #3135-3157) (TAPE 1B: #0000-1260)E. CERTIFICATION OF FINAL EIR -- PUBLIC HEARING CLOSED

4. 86.683E (TAPE 1A: #1760-2170) (SAHM)
SAN FRANCISCO INTERNATIONAL AIRPORT MASTER PLAN; Certification of Final Environmental Impact Report on the Draft Airport Master Plan, physical/management design plan for expansion of landside airport facilities and traffic/pedestrian circulation systems, including about 1.5 million sq. ft. of new terminal facilities, about 785,000 sq. ft. of additional air freight facilities, about 7340 new parking spaces, a new ground transportation facility with an automated people mover, about 25 new aircraft gates, and remodel of much of the remaining existing facilities; all planned to be accomplished by 2006. (Continued from Regular Meeting of May 21, 1992)

APPROVED
CERTIFICATION
(6-0)(ABSENT:
BALDRIDGEMOTION #:
13356F. REGULAR CALENDAR

5. (KOHLESTRAND)

WITHOUT HEARING, TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution
 CONTINUED TO authorizing the Department to submit the 1992/93 budget to the
 6-11-92 Transportation Authority for the Transportation System Management
 (5-0) program in the Sales Tax Transportation Expenditure Plan.
 (Continued from Regular Meeting of May 21, 1992)

ABSENT: BALDRIDGE
KARASICK

ON ADVICE OF CITY ATTORNEY THE COMMISSION WENT INTO EXECUTIVE SESSION TO CONFER ON THIS MATTER PURSUANT TO GOVERNMENT CODE § 54956.9(a)(6)(1).

THE COMMISSION TOOK NO ACTION DURING EXECUTIVE SESSION.

WITHOUT HEARING,

ITEMS 6a & b WERE CONTINUED TO 6-11-92

(7-0)

87.081CPCPCPCS (TAPE 1A: #3059-3120) (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.
 (Continued from Regular Meeting of May 21, 1992)

87.081CPCPCPCS (TAPE 1A: #3059-3120) (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

b. A request for Conditional Use Authorization to amend a condition

Item 87.081CPCPCPCS continued

of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.

(Continued from Regular Meeting of May 21, 1992)

NEG. DEC. 7* 91.632E (TAPE 1A: #2860-3174) (TAPE 1B: #0000-2275) (BILLOVITS)/SAHM
UPHELD 150-158 RIPLEY STREET, Appeal of Preliminary Negative Declaration,
(7-0) Assessor's Block 5549, Lots 84 86 and 87. Proposal to construct
ACTION #: adjacent two- and three- unit buildings containing a total of five
13357 condominium units and eight off-street parking spaces on a vacant
hillside site. Conditional Use Authorization would be required to
construct the tri-plex structure on two combined lots.
Continued from Regular Meeting of May 21, 1992)

PUBLIC HEARING 8* 91.635C (TAPE 1B: #2279-3181) (TAPE IIA: 0000-3015) (ALBERT)
USED. INTENT TO 150 RIPLEY STREET, south side near the intersection of Alabama
APPROVE W/ Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for
CONDITIONS (7-0). Conditional Use Authorization to build a three-unit building on a
NAT LANGUAGE 4,500 square-foot lot within an RH-2 district in Bernal Heights.
6-11-92 (Continued from Regular Meeting of May 21, 1992)

*ITEMS 7 & 8 WERE TAKEN OUT OF ORDER & HEARD BEFORE ITEMS 6A & B.

NOTE: The Commission will take a short recess at 3:30 p.m.

5:00 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS. ORGANIZATIONS AND/OR INDIVIDUALS WISHING TO GIVE PRESENTATIONS BEFORE THE COMMISSION SHOULD CONTACT THE COMMISSION'S SECRETARY AT 558-6407.

PUBLIC HEARINGS ON THIS MATTER WILL BE SCHEDULED FOR AT LEAST THE NEXT THREE WEEKS. EACH SESSION WILL LIMITED TO TWO AND ONE HALF HOURS AND WILL START AND 5:00 P.M. PRESENTATIONS BY ORGANIZED GROUPS WILL BE GIVEN PRIORITY. HOWEVER, EACH SESSION WILL HAVE AT LEAST ONE HALF HOUR FOR GENERAL PUBLIC COMMENTS.

THE SCHEDULE FOR THIS THURSDAY IS AS FOLLOWS:

- (TAPE IIB: #1800-3157) (TAPE IIIA: #0000-2520)
A. PRESENTATION BY FORMER MEMBERS OF THE CITY PLANNING COMMISSION - BIERMAN, HU, MORALES
(TAPE IIIA: #2530-3159) (TAPE IIB: #0000-3161) (TAPE IIA: #0000-0950)
6:45 p.m. B. PRESENTATION BY THE COALITION OF SAN FRANCISCO NEIGHBORHOODS - VARIOUS SPEAKERS
C. GENERAL PUBLIC COMMENT

8:25 p.m. 9. 91.215E (TAPE IIA: #1000-2788) (HORTON)
ITEMS 9-13 WERE PUBLIC hearing on the proposed
READ & HEARD ordinance initiated as permanent controls.
TOGETHER. ACTION Note: This RCC proposal was initiated in June 1991 as two ordinances,
TAKEN ON #13 one containing regulations concerning building form, parking, notice
WITHDRAWN ITEMS

Item 91.215ET continued

and review procedures while the other dealt with demolition and extensive alteration controls. The two ordinances have been revised and combined in one document and are proposed to be reinitiated as described in the following calendered item number 92.288ET.

(Continued from Regular Meeting of April 30, 1992)

(Proposed to be withdrawn and replaced by 92.288ET)

10. 91.328ET (TAPE IV: #1000-2788) (HORTON)

RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.

Note: This RCC proposal was initiated in June 1991 as two ordinances, one containing regulations concerning building form, parking notice and review procedures, and the other dealing with demolition and extensive alteration controls. The two ordinances have been revised and combined in one document and are proposed to be reinitiated as described in the following calendered item number 92.288ET.

(Continued from Regular Meeting of April 30, 1992)

(Proposed to be withdrawn and replaced by 92.288ET)

11. 90.539Z (TAPE IV: #1000-2788) (HORTON)

RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2.

Note: This RCC proposal was initiated in August 1990 as part of three ordinances, one proposing text amendments to the Planning Code, the next proposing mapping of permitted building height and depth, and third the above-calendered map reclassifications. The two first ordinances were withdrawn in 1991. The reclassifications are no longer recommended by the Department and are therefore recommended to be withdrawn.

(Continued from Regular Meeting of April 30, 1992)

(Proposed to be withdrawn)

12. 92.287ET (TAPE IV A: #1000-2788) (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Resolution initiating the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

and review procedures while the other dealt with demolition and extensive alteration controls. The two ordinances have been revised and combined in one document and are proposed to be reinitiated as described in the following calendered item number 92.288ET.

(Continued from Regular Meeting of April 30, 1992)

(Proposed to be withdrawn and replaced by 92.288ET)

10. 91.328ET (TAPE IV: #1000-2788) (HORTON)

RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.

Note: This RCC proposal was initiated in June 1991 as two ordinances, one containing regulations concerning building form, parking notice and review procedures, and the other dealing with demolition and extensive alteration controls. The two ordinances have been revised and combined in one document and are proposed to be reinitiated as described in the following calendered item number 92.288ET.

(Continued from Regular Meeting of April 30, 1992)

(Proposed to be withdrawn and replaced by 92.288ET)

11. 90.539Z (TAPE IV: #1000-2788) (HORTON)

RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2.

Note: This RCC proposal was initiated in August 1990 as part of three ordinances, one proposing text amendments to the Planning Code, the next proposing mapping of permitted building height and depth, and third the above-calendered map reclassifications. The two first ordinances were withdrawn in 1991. The reclassifications are no longer recommended by the Department and are therefore recommended to be withdrawn.

(Continued from Regular Meeting of April 30, 1992)

(Proposed to be withdrawn)

12. 92.287ET (TAPE IV A: #1000-2788) (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Resolution initiating the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

MAY 28 1992

13. 92.288ET (TAPÉ IVA: #1000-2788) (HORTON)
APPROVED Residential Conservation Controls (RCC-D) (Combining previous case
(6-0) numbers 91.215ET and 91.328ET) Resolution initiating the Residential
ABSENT: BOLDRIDGE Conservation Controls as permanent controls. (For a description of
RESOLUTION # 13358 the ordinance see 92.287ET above)
Adjournment - 9:00 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:682

SS
#21
6/4/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 4, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.
JUN 9 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Fitzey~~/Bouldridge, Levine, Lowenberg,
~~Nothenberg~~/Karasick, ~~Smith~~, ~~Unobskey~~.

NOTE: The Commission will take a short recess at 3:30 p.m.

~~12:43 P.M.~~
~~12:30 P.M.~~

A. ITEMS TO BE CONTINUED (TAPE 1A: #0600-0330)

1. 92.123C (GREEN)
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table and establish Dancing, both defined as OTHER ENTERTAINMENT Commercial Activity by Section 790.38 of the Planning Code within an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, and to allow dancing to pre-recorded music Thursday thru Sunday within the existing second floor bar.
(Proposed for continuance to July 9, 1992)

ITEMS
1-6
CONTINUED
AS
INDICATED
(4-0)

- ABSENT: 2. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 9111383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of May 14, 1992)
(Proposed for continuance to June 25, 1992)

BELDRIDGE
SMITH
UNOBSKEY

3. 91.160D (BERKOWITZ)
 415 - 44TH AVENUE, west side between Point Lobos and Clement Street,
 Lot 4 in Assessor's Block 1476 - Discretionary Review of Building
 Permit Application No. 9020569 for the construction of a horizontal
 and vertical addition in an RH-2 (House, Two-Family) district.
 (Continued from Regular Meeting of May 21, 1992)
 (Proposed for Continuance to June 11, 1992)
4. 92.273T (BAUMAN)
 UNREINFORCED MASONRY BUILDINGS located citywide. Board of
 Supervisors Text Amendment of City Planning Code Sections 181, 188
 1005 and 1111.1. These amendments would permit nonconforming uses to
 continue following required seismic retrofitting of unreinforced
 masonry buildings; permit a noncomplying structure to exist following
 required retrofit of unreinforced masonry buildings and permit minor
 modifications to Planning Code Requirements in certain modifications
 to Planning Code Requirements in certain circumstances; provide a
 limited exemption of required retrofit activities of unreinforced
 masonry buildings designated as landmarks or as contributory building
 in historic districts; provide a limited exemption for required
 seismic retrofit activities of unreinforced masonry buildings
 designated as Significant or Contributory Building or any Category V
 Building in a conservation district. Section 1005, as amended, would
 require adoption of the "UMB Retrofit Architectural Design
 Guidelines."
 (Proposed for Continuance to June 18, 1992)
5. 92.275D (FUNG/PASSMORE)
 105 MIDCREST, southwest corner of Twin Peaks Boulevard, Lot 22 in
 Assessor's Block 2823B. - Request for Discretionary Review of
 Building Permit Application No. 9023208 to construct ~~ONE~~ *ONE* new
 two-bedroom one-family house with a gross floor area of approximately
 2090 square feet and one off-street parking space.
 (Proposed for Continuance to June 11, 1992) a) *CONSIDERATION OF D.R.*
 b) *D.R. HEARING*
6. 92.055C (PAEZ)
 698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in
 Assessor's Block 5514. Request for authorization of a conditional
 use to establish a live/work unit within the ground floor portion of
 an existing residential building located in an RH-2 (Residential,
 House, Two-Family) District within the Bernal Heights Special Use
 District.
 (Proposed for Continuance to June 25, 1992)

B. PUBLIC COMMENT (*TAPE 1A: #0340-0910*)

MICHAEL PAGE
RE: IN-LAW
UNITS
LEGISLATION

At this time, members of the public may address the Commission on items of
 interest to the public that are within the subject matter jurisdiction of
 the Commission except agenda items. With respect to agenda items, your
 opportunity to address the Commission will be afforded when the item is
 reached in the meeting with one exception. When the agenda item has
 already been reviewed in a public hearing at which members of the public
 were allowed to testify and the Commission has closed the public hearing,

your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

7. MAYER'S BUDGET FOR THE CITY & WHERE DCP FITS IN.
CALIPOLY PROGRAM

(BLAUVELT/PASSMORE)

ITEMS

7-16

li

(BLAUVELT/PASSMORE)

PROPOSITION

10
ACTION

(BLAUVELT/PASSMORE)

9. TIER III (BLAUVELT/PASSMORE)

BLAUVELT/PASSMORE

10. 92.245D BLAUVELT/PASSMORE

NONI²

F. REGULAR CALENDAR

11. 90.266Q (TAPE 1A: #2630-3160) (TAPE 1B: #0000-1295) (HOOD)

APPROVED
W/ CONDITIONS
AS MODIFIED
(5-0) ABSENT:
SMITH & UNIBSKY
MOTION: 1360

901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.
(CONTINUED FROM 5-21-92)

12. 92.130C (TAPE 1A: #0000-0330) (BERGDOLL)

WITHOUT
HEARING,
CONTINUED TO
6-18-92
(4-0)

1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15, in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for up to forty (40) persons, in approximately 1,240 gross square feet of floor area.
(Continued from Regular Meeting of May 14, 1992)

13. 92.068C (TAPE 1A: #0680-0330) * (TAPE 1B: #1325-1480) (GREEN)

WITHOUT HEARING,
CONTINUED TO
6-18-92
(4-0) ABSENT:
BERGDOLL SMITH
& UNIBSKY

3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion. The conversion also results in the elimination of required off-street parking for the four existing dwelling units on the two floors above.
(Continued from Regular Meeting of May 7, 1992)

14. 92.122C (TAPE 1B: #1485-3159) (TAPE 1A: #0000-0354) (GREEN)

PUBLIC HEARING
CLOSED.
INTENT TO
APPROVE WITH
CONDITIONS
FINAL LANGUAGE
6-18-92
(5-0)

427-31 - 14TH STREET, south side between Guerrero and Valencia Streets; Lot 29 in Assessor's Block 3546 -- Request for Conditional Use Authorization to extend the termination date for an existing Non-Conforming Commercial Establishment and to amend a condition of the previous authorization as set forth in City Planning Commission Resolution No. 9186 for property within an RM-1 Low Density District. The proposal is to extend the termination date for an existing non-conforming upholstery shop operating within the ground floor of an existing three story building and to allow a transfer of the operation to a new party as originally prohibited by the previous authorization.

4:00 P.M. 4:03 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS. ORGANIZATIONS AND/OR INDIVIDUALS WISHING TO GIVE PRESENTATIONS BEFORE THE COMMISSION SHOULD CONTACT THE COMMISSION'S SECRETARY AT 558-6407.

PUBLIC HEARINGS ON THIS MATTER WILL BE SCHEDULED FOR AT LEAST THE NEXT THREE WEEKS. EACH SESSION WILL BE LIMITED TO TWO AND ONE HALF HOURS AND WILL START AT 5:00 P.M. PRESENTATIONS BY ORGANIZED GROUPS WILL BE GIVEN AROUND 4:00 P.M.

AT THE START
OF THE R.C.
HEARING, THE
ACTING DIRECTOR
LU BLAZET,
STATED FOR
THE RECORD
THAT THE OWN
TWO SINGLE
FAMILY -

JUNE 4, 1992

PRIORITY. HOWEVER, EACH SESSION WILL HAVE AT LEAST ONE HALF HOUR FOR GENERAL PUBLIC COMMENTS. ORGANIZATIONS ONLY WILL BE ALLOWED UP TO 10 MINUTES EACH AT THE END OF THE PUBLIC HEARINGS TO MAKE COMMENTS. THESE PRESENTATIONS WILL BE IN REVERSE ORDER TO THE SCHEDULE FOR ORGANIZATION'S PRESENTATIONS.

(TAPE IIA: #6360-11ND) (TAPE IIB: ALL) (TAPE IIIA: #6000-2500)
THE SCHEDULE FOR THIS THURSDAY IS AS FOLLOWS:

PRESENTATIONS
COMPLETE.

NO
ACTION
REQUIRED.

- A. PRESENTATION BY WEST OF TWIN PEAKS COUNCIL/FORREST HILL ASSOCIATION (10 MIN.)
- B. PRESENTATION BY AMERICAN INSTITUTE OF ARCHITECTS (1 HOUR)
- C. PRESENTATION BY THE POTRERO HILL BOOSTERS (30 MIN.)
- D. PRESENTATION BY DEHNART QUEEN, CEO, SMALL BUSINESS DEVELOPMENT CORP. (15 MIN.)
- E. GENERAL PUBLIC COMMENTS ON RESIDENTIAL CONSERVATION CONTROLS

ITEMS
15 & 16

CONTINUED

TV

6-11-92

(5-D)

ABSENT: SMITH

UNUSKEY

15. 92.287ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

16. 92.288ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)

HIUSED IN
SAN FRANCISCO
ONE AS RENTED
PROPERTY.
THE RCC'S
MIGHT OR
MIGHT NOT
HAVE AN
EFFECT ON
THAT PROPERTY.
THIS STATEMENT
WAS MADE ON
ADVICE OF THE
CITY ATTORNEY
OFFICE.

6:50
-6:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 90.578E (TAPE IIIA: #2535-2995) (ROGERS)

3600 FILLMORE STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 4367F, Lot 20. Proposal to construct, on the site of a demolished service station, a new four-story-over-basement building. There would be 33 residential units in four stories above grade and 33 parking spaces in a garage below grade. A Variance is required from the 25% rear yard requirement and there is a request of Discretionary Review

18. 90.578DV (TAPE IIIA: #3000-3152) (TAPE IIIB: #0000-2815) (BLAUVELT)

3600 FILLMORE STREET, northeast corner of Fillmore and Bay Streets, Lot 20 in Assessor's Block 436F -- Request for Discretionary Review of Building Permit Application No. 9019134 to construct a new four-story, 33-unit residential building over an underground parking garage on the currently vacant lot, in an RM-3 (Residential, Mixed, Medium Density) district.

- a) Consideration of Discretionary Review
b) Discretionary Review hearing

18. 90.578V (SAME AS #18A) (BLAUVELT)

3600 FILLMORE STREET, In addition to above, a Variance from the rear yard requirements of Section 134 of the Planning Code is sought from the Zoning Administrator. The proposed building covers the entire lot frontage along both Fillmore and Bay Streets, with an open yard on ground level in the interior (northeast) corner of the lot, rather than along the entire length of either the north or east property lines. (The Commission does not have jurisdiction over the variance; however, the Zoning Administrator will be present and testimony will be received on both the Discretionary Review and the Variance at this time.)

19. 92.183D (TAPE IVA: #0930-3155) (TAPE IVB: #0000-1238) (BLAUVELT)

2234 BEACH STREET, north side between Baker and Broderick Streets, Lot 9 in Assessor's Block 915 -- Request for Discretionary Review of Building Permit Application No. 9202696 to add a third floor to the existing two-story, two-unit residential building, in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
b) Discretionary Review hearing

NEG. DEC.

UPHELD.

(5-0)

ABSENT: SMITH
UNBSKEY

MOTION #: 13361

NO

D. R.

(5-0)

ABSENT: SMITH
UNBSKEY

ZONING ADMINISTRATOR
CLOSED THE PUBLIC
HEARING. WRITTEN
COMMENTS WILL
BE ACCEPTED
UNTIL 5 P.M.,
6-5-92.

PUBLIC
HEARING CLOSED.
CONTINUED TO
6-18-92
(5-0)

ABSENT: SMITH
UNBSKEY

- * 20. 91.702D (TAPE III B: #2400-3152) (TAPE II A: #0000-0915) (BLAUVELT)
573 SOUTH VAN NESS, east side between 16th and 17th Streets, Lot 8 in
Assessor's Block 3571 -- Staff-initiated request for Discretionary
Review of Building Permit Application No. 9111136 to legalize the
conversion of a building from five dwelling units on three stories to
two dwelling units on the top floor over two floors of commercial
occupancy, in a C-M (Heavy Commercial) District.
- ABSENT: SMITH
UNBESKE
- a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of February 20, 1992)

Adjournment 9:30 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

CPC:683

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

PROPOSED SCHEDULE OUTLINE - MAY 22, 1992

May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Public hearing on Residential Conservation Controls.
June 11, 1992	Public hearing on Residential Conservation Controls.
June 18, 1992	Additional time for public comment if required.
June 18, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
July 9, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 23, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

SF
C55
#21
6/11/92

DRAFT SUMMARY

ADDENDUM

NOTICE OF MEETING AND CALENDAR OF THE

/SAN FRANCISCO
/CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
June 11, 1992
ROOM 282, CITY HALL
4:00 P.M.

DOCUMENTS DEPT.

JUN 16 1992

SAN FRANCISCO
PUBLIC LIBRARY

4:00 P.M.

NOTICE IS HEREBY GIVEN of an addition to the Notice of Meeting and Calendar of the Regular Meeting of the San Francisco City Planning Commission for June 11, 1992. The following items were continued from the Commission's meeting of June 4, 1992, to June 11, 1992, but were inadvertently omitted from the Calendar:

- A1. 91.160D (TAPE IIA: #2304-3156) (TAPE IIB: #0000-1770) (BERKOWITZ)
415 - 44TH AVENUE, west side between Point Lobos and Clement Street,
Lot 4 in Assessor's Block 1476 - Discretionary Review of Building
Permit Application No. 9020569 for the construction of a horizontal
and vertical addition in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 4, 1992)
- A2. 92.275D (TAPE IIB: #1170-3153) (TAPE IIA: #0000-0818) (FUNG/PASSMORE)
105 MIDCREST, southwest corner of Twin Peaks Boulevard, Lot 22 in
Assessor's Block 2823B. - Request for Discretionary Review of
Building Permit Application No. 9023208 to construct a new
two-bedroom one-family house with a gross floor area of approximately
2090 square feet and one off-street parking space.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of June 4, 1992)
- APPROVE
/ CONDITIONS
(4-0) ABSENT:
FUNG LEVINE & SMITH
F.L.: 6-18-92
PUBLIC HEARING CLOSED
- NO D.R.
(4-0)
ABSENT: FUNG
LEVINE
SMITH

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 11, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

ROLL CALL: Commissioners ~~Fung, Elzey~~ Boldridge, ~~Levine~~, Lowenberg,
~~Nothenberg/Karastick~~, Smith, Unobskey.
PROWLER

NOTE: The Commission will take a short recess at 3:30 p.m.

12:40 P.M.

12:30 P.M.

PRESENTATIONS
COMPLETED.
NO

(TAPE 1A: #1475-3160) (TAPE 1B: #0000-1000) *BLAZET (EDELIN)*
Informational Workshop on the Department's Budget, Work Program and Priorities for Fiscal Year 1992-93.

ACTION
REQUIRED

2.

(TAPE 1A: #0000-1470) (AHMADI)
Informational presentation on Planning Code Section 295 "Prop. K" Shadow Ordinance. (THIS ITEM WAS TAKEN OUT OF ORDER & HEARD BEFORE #1.)

2:00 P.M.

*

A. ITEMS TO BE CONTINUED (TAPE 1B: #1660-1780)

3.

89.238EZV (LINDSAY)
810-878 - 35TH AVENUE, east side between Cabrillo and Fulton Streets, Lots 15, 15A, 15B, 16, 16A, 16B, 16C, 17, 17A, 17D, 17E, 17F, 18, 19 and 19A in Assessor's Block 1677 -- Department of City Planning amendment to Resolution 13243, adopted by the City Planning Commission on January 9, 1992, to abolish legislated from setback lines from the above-referenced properties, a reclassification of property (change in Zoning Map) per Section 302(a) of the San Francisco Planning Code. The amendment is to add Proposition M findings which were inadvertently omitted from the previously adopted Resolution.
(Proposed for Continuance to June 18, 1992)

ITEMS 3-6

CONTINUED

AS
SHOWN

(4-0)

ABSENT: FUNG
LEVINE
SMITH

* (TAPE 1B: #1100-1650)

RESOLUTION FOR NANCY GIN

ACTION: APPROVED

VOTE: (4-0)

ABSENT: FUNG, LEVINE, SMITH

RESOLUTION # 13362

JUNE 11, 1992

4. 91.497D (COLEMAN)

1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of May 7, 1992)

(Proposed for Continuance to July 9, 1992)

5. 91.635C (ALBERT)

150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights.
NOTE: ON MAY 28, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.

(Proposed for Continuance to June 18, 1992)

6. 87.081CPCPCPCS (SKIFFER)

OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

b. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.

(Continued from Regular Meeting of May 28, 1992)

(Proposed for Continuance to August 8, 1992)

B. PUBLIC COMMENT (TAPE 1B: #1790-2310)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS - NONE

D. DIRECTOR'S REPORT

7. TIER III (TAPE 1B: #2329-3162) (TAPE 11A: #0000-0345) (COLEMAN)
 2277 - 33RD AVENUE, westside, between Santiago and Rivera Streets,
 Lot 3 in Assessor's Block 2316 -- Informational presentation of
 Building Permit Application No. 9115438 for an extension to the rear
 of 26 feet on the north side of the structure and 17 feet on the
 south side at the ground level in an RH-1 (House, One-Family) district.
 NOTE: This is a Residential Care Facility for six persons. This
 project is being brought to the Commission's attention pursuant to
 Planning Commission Resolution No. 12044.
8. TIER III (TAPE 11A: #0368-0450) (BERKOWITZ)
 4344 ARMY STREET, north side between Douglass Street, Lot 13 in
 Assessor's Block 6561 - Informational Presentation of Building Permit
 Application No. 9205442 for the construction of a rear yard deck for
 a single family house in an RH-1 (House, One-Family) district. This
 project is being brought to the Commission's attention pursuant to
 Planning Commission Resolution No. 12044.

E. REGULAR CALENDAR

9. (TAPE 11A: #0504-1148) (KOHLESTRAND)
 TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution
 authorizing the Department to submit the 1992/93 budget to the
 Transportation Authority for the Transportation System Management
 program in the Sales Tax Transportation Expenditure Plan.
 (Continued from Regular Meeting of May 21, 1992)
10. 87.081CPCPCPCS (TAPE 11A: #1150-1745) (SKIFFER)
 OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's
 Block 1592.
 a. An informational presentation of final building and landscaping
 plans will be presented to the Commission as required in City
 Planning Commission Motion No. 13150.
 (Continued from Regular Meeting of May 28, 1992)
11. 92.185C (TAPE 11A: #1750-2300) (GREEN)
 586 CASTRO STREET, west side between 18th and 19th Streets; Lot 14 in
 Assessor's Block 2695 -- Request for Conditional Use Authorization to
 eliminate the residential parking requirements for property located
 within the CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT. The
 proposal is to legalize construction work previously completed
 (without permits) which results in the elimination of required
 off-street parking and the creation of a new commercial storefront
 approximately 970 square feet in size.
12. 90.614E (TAPE 1B: #1660-1780) (SAHM)
 2601 NEWHALL STREET, Assessor's Block 5417, Lot 9; block 5422-A, Lot
 2; block 5428-A Lots 2, 3, 4, 5, 9; and block 5431-A, lots 1A & 1Z;
 area bounded by Newhall, Williams, Yosemite, S-P right of way and
 Egbert. Appeal of Preliminary Negative Declaration. Proposed
 planned unit development subdivision into about 260 lots each with
 one single family home, with about 400 parking spaces, requiring
 conditional use authorization and street vacations of portions of
 Yosemite and Armstrong. (Note that Preliminary Negative Declaration
 Notice incorrectly designated the project as 90.651E.)

JUNE 11, 1992

13a. 90.614ECS (TAPE 1B: #1660-1780) (MCDONALD)

WITHOUT HEARING, CONTINUED TO 6-18-92 (4-0)
 ABSENT: FUNG, LEVINE, SMITH

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

13b. 92.303R and 92.304R (MCDONALD)

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and South of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A request for two Master Plan Referrals to permit vacation of portions of Armstrong Avenue and Yosemite Avenue.

ORP. ADDENDUM
 5:00 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS. ORGANIZATIONS AND/OR INDIVIDUALS WISHING TO GIVE PRESENTATIONS BEFORE THE COMMISSION SHOULD CONTACT THE COMMISSION'S SECRETARY AT 558-6407.

PUBLIC HEARINGS ON THIS MATTER HAVE BEEN SCHEDULED FOR THE PAST TWO WEEKS AND ARE PROPOSED TO CONTINUE THROUGH JUNE 25, 1992. (SEE ATTACHED SCHEDULE). PRESENTATIONS BY ORGANIZED GROUPS WILL BE GIVEN PRIORITY. HOWEVER, EACH SESSION WILL HAVE AT LEAST ONE HALF HOUR FOR GENERAL PUBLIC COMMENTS. ORGANIZATIONS ONLY WILL BE ALLOWED UP TO 10 MINUTES EACH AT THE END OF THE PUBLIC HEARINGS TO MAKE COMMENTS. THESE PRESENTATIONS WILL BE IN REVERSE ORDER TO THE SCHEDULE FOR ORGANIZATION'S PRESENTATIONS.

THE SCHEDULE FOR THIS THURSDAY IS AS FOLLOWS:

- PRESENTATIONS COMPLETE. A. PRESENTATION BY RESIDENTIAL BUILDERS ASSOCIATION (1 HR.) (TAPE IIIA: #0825-3059)
- NO ACTIONS TAKEN B. PRESENTATION BY MARY ANN MILLER, SPEAK (15 MIN.) (TAPE III B: #0098-1275- OTHER PRESENTATIONS / SPEAKERS (TAPE III B: #1240-2708)
- ITEMS 14 & 15 CONTINUED TO 6-25-92 (4-0)
 ABSENT: FUNG, LEVINE, SMITH
14. 92.287ET (HORTON)
 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1,

Item 92.287ET continued

RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.
(Continued from Regular Meeting of June 4, 1992)

15. 92.288ET

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of June 4, 1992)

7:30 P.M. - 7:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

AFTER RECEIVING
TESTIMONY
PUBLIC HEARING
WAS CLOSED.

CONTINUED TO
6-25-92
(4-0)

ABSENT: FUNG,
LEVINE, SMITH

92.118D (TAPE III B: #2740-3163) (TAPE IV A: #0000-3162) (COLEMAN)
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Continued from Regular Meeting of May 7, 1992)

17. AFTER RECEIVING
TESTIMONY
CONTINUED
TO 7-16-92.
(FOR AIA REVIEW)

(4-0)

ABSENT: FUNG
LEVINE
SMITH

91.496D* (TAPE IV B: #0000-2138) (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 30, 1992)

JUNE 11, 1992

18. 91.522D* (COLEMAN)

SAME AS
#17

3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an Rh-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of April 30, 1992)

*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER

10 D.R.
(4-0)
ABSENT: FUNG
LEVINE
SMITH

19. 92.074D (TAPE II B: #2145-2738) (COLEMAN)

2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request for Discretionary Review of Building Permit Application No. 9114995 to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of April 30, 1992)

10 D.R.
(4-0)
ABSENT: FUNG
LEVINE
SMITH

20. 92.114D (TAPE IIB: #2740-3166) (TAPE IIA: #0000-0993) (COLEMAN)

31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 9111798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of April 30, 1992)

10 D.R.
(4-0)
ABSENT: FUNG
LEVINE
SMITH

21. 91.748D (TAPE IIA: #1005-3004) (COLEMAN)

2634 - 19th AVENUE, eastside, between Vicente and Wawona Streets, lot 30 in Assessor's Block 2478 -- Request for Discretionary Review of building permit application No. 9120137S to add a story to a one-story over garage single-family dwelling in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review.

b) Discretionary Review hearing.

(Continued from Regular Meeting of April 30, 1992)

*

Adjournment - 10:55 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

* (TAPE IIA: #3008-3037)
RESOLUTION FOR DAVID HOOD
ACTION: APPROVED
VOTE: (4-0); ABSENT: FUNG, LEVINE, SMITH
RESOLUTION #: 13365

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

Revised
~~PROPOSED~~ SCHEDULE OUTLINE - JUNE 4, 1992

May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Public hearing on Residential Conservation Controls.
June 11, 1992	Public hearing on Residential Conservation Controls.
June 18, 1992	Additional time for public comment if required.
June 25, 1992	Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4, 11, and 18 will be incorporated in the official public hearing record. The Planning Commission may ask questions, make comments and / or give direction to staff on outstanding issues.
July 16, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 30, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

CPC:684

SF
C55
#21

1/8/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They are also available at 6th Floor Reception, Department of City Planning, 450 McAllister.

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 18, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

JUN 23 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Foley~~/Bouldridge, Levine, Lowenberg,
~~Nothenberg/Karasick~~, Smith, Unobskey.
L. TOM

NOTE: The Commission will take a short recess at 3:30 p.m.

12:35 P.M.
12:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.851C (NIXON)

ITEMS
1 & 2
CONTINUED
AS
INDICATED.
(H-O)

4126 - 17TH STREET, northside between Castro and Douglass Streets, Lot 28 in Assessor's Block 2623 - Request for Authorization of Conditional use to construct five dwelling units on a lot containing 5,500 square feet of area as allowed in Section 209.1(h). The proposal is to demolish the existing single family structure and construct five dwelling units. The new building would have a three story over garage two unit portion near the front of the lot separated by and approximately 17-feet deep courtyard from the four story above grade three unit rear section. The subject property is zoned RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk District.
(Proposed for continuance to SEPT. 18, 1992
JULY 23, 1992)

ABSENT: FUNG
BALDRIDGE
UNOBSKEY

92.204C (GREEN)

3154 FILLMORE STREET, southeast corner of Greenwich Street; Lots 22 and 23 Assessor's Block 516 -- Request for Conditional Use Authorization to add Live Entertainment (defined as OTHER ENTERTAINMENT by Section 790.38 of the Planning Code) to an existing Full Service Restaurant located within the Union Street Neighborhood Commercial District. The proposal is to provide entertainment by a Mariachi Band during dining hours each day without physical alteration of the existing restaurant.
(Proposed for continuance to June 25, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0150-0913)VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0988-1273)D. DIRECTOR'S REPORT

3. (TAPE 1A: #2230-3151) (TAPE 1B: #0800-0445) (MONTANA)
Informational presentation on Inclusionary Affordable Housing Policy update and monitoring procedures.

□. Non SCHEDULED ITEMS. (TAPE 1B: #0450-1410)

*E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

4. 91.635C (TAPE 1A: #1320-1528) (ALBERT)

APPROVED 150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights.
w/ CONDITIONS (5-0)
ABSENT: BOLDRIDGE
UNOBSKEY
MOTION #: NOTE: ON MAY 28, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.

13366 (Continued from Regular Meeting of June 11, 1992)

5. 92.122C (TAPE 1A: #1535-1997) (GREEN)

APPROVED 427-31 - 14TH STREET, south side between Guerrero and Valencia Streets; Lot 29 in Assessor's Block 3546 -- Request for Conditional Use Authorization to extend the termination date for an existing Non-Conforming Commercial Establishment and to amend a condition of the previous authorization as set forth in City Planning Commission Resolution No. 9186 for property within an RM-1 Low Density District. The proposal is to extend the termination date for an existing non-conforming upholstery shop operating within the ground floor of an existing three story building and to allow a transfer of the operation to a new party as originally prohibited by the previous authorization.

AS MODIFIED (5-0)
ABSENT: BOLDRIDGE
UNOBSKEY
MOTION #: NOTE: ON JUNE 4, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONERS SMITH AND UNOBSKEY WERE ABSENT.

13367 (Continued from Regular Meeting of June 4, 1992)

* CATEGORY WAS TAKEN OUT OF ORDER & HEARD BEFORE THE DIRECTOR'S REPORT.

JUNE 18, 1992

MOTION #: 13368

6.

91.160D (TAPE 1A: #1998-2202)

(BERKOWITZ)

APPROVED
1) CONDITIONS

(5-0)

415 - 44TH AVENUE, west side between Point Lobos and Clement Street, Lot 4 in Assessor's Block 1476 - Discretionary Review of Building Permit Application No. 9020569 for the construction of a horizontal and vertical addition in an RH-2 (House, Two-Family) district.

ABSENT: BALDRIDGE

UNODSKEY

EVIDENTLY ABSENT

COMMISSIONERS STATED

REVIEWED CASE MATERIAL & LISTENED TO HEARING TAPE FROM 6-11-92 & WERE PREPARED TO VOTE.

NOTE: ON JUNE 11, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 4-0. COMMISSIONERS FUNG, LEVINE, AND SMITH WERE ABSENT.

(Continued from Regular Meeting of June 11, 1992)

F. REGULAR CALENDAR

APPROVED 7.

(TAPE 1B: #1420-1578)

(MALTZER)

(6-0)

ABSENT: UNODSKEY

RESOLUTION #: 13369

Consideration of Resolution authorizing the Director of Planning to apply for and to accept an extension to the Coastal County Offshore Energy Assistance Program Block Grant to December 31, 1992.

APPROVED (6-0)

(TAPE 1B: #1590-2153)

(BASH)

ABSENT: UNODSKEY

RESOLUTION #: 13370

Consideration of initiation of application Fee surcharges and other fees within the City Planning Code (Article 3.5) and Administrative Code (Chapter 31).

NEG. DEC.

UPHELD.

(6-0)

ABSENT: UNODSKEY

MOTION #: 13371

90.614E* (TAPE 1B: #2163-3159) (TAPE 1A: #0000-2049) (SAHM)

2601 NEWHALL STREET, Assessor's Block 5417, Lot 9; block 5422-A, Lot 2; block 5428-A Lots 2, 3, 4, 5, 9; and block 5431-A, lots 1A & 1Z; area bounded by Newhall, Williams, Yosemite, S-P right of way and Egbert. Appeal of Preliminary Negative Declaration. Proposed planned unit development subdivision into about 260 lots each with one single family home, with about 400 parking spaces, requiring conditional use authorization and street vacations of portions of Yosemite and Armstrong. (Note that Preliminary Negative Declaration Notice incorrectly designated the project as 90.651E.)

AFTER RECEIVING PUBLIC TESTIMONY

THE PUBLIC HEARING WAS CLOSED & THE MATTER WAS CONTINUED TO 8-13-92 AT TIME OF 5P.M.

LATER. 10a.

90.614ECS* (TAPE 1A: #2050-3156) (TAPE 1B: #0000-2530) (MCDONALD)

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

10b.

92.303R and 92.304R* (SAME AS 10a.)

(MCDONALD)

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and South of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A request for two Master Plan Referrals to permit vacation of portions of Armstrong Avenue and Yosemite Avenue.

*(These items were continued from Regular Meeting of June 11, 1992)

4:45 P.M.

3:30 P.M.

11. 92.273T (TAPE II B: #2545-3158) (TAPE III A: #0800-3144) (TAPE III B: 0800-0345) (BAUMAN/MARSH)
 UNREINFORCED MASONRY BUILDINGS located citywide. Board of Supervisors Text Amendment of City Planning Code Sections 181, 188 1005 and 1111.1. These amendments would permit nonconforming uses to continue following required seismic retrofitting of unreinforced masonry buildings; permit a noncomplying structure to exist following required retrofit of unreinforced masonry buildings and permit minor modifications to Planning Code Requirements in certain circumstances; provide a limited exemption of required retrofit activities of unreinforced masonry buildings designated as landmarks or as contributory building in historic districts; provide a limited exemption for required seismic retrofit activities of unreinforced masonry buildings designated as Significant or Contributory Building or any Category V Building in a conservation district. Section 1005, as amended, would require adoption of the "UMB Retrofit Architectural Design Guidelines for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit," dated November, 1991. Said Guidelines were adopted by the Landmarks Preservation Advisory Board at its Regular Meeting of November 20, 1991.
 (Continued from Regular Meeting of June 4, 1992)

APPROVED
 (6-0)

ABSENT:
 UNOBSKEY

RESOLUTION #:
 13372

RE: UMB TEXT
 AMENDMENT

RESOLUTION #:
 13373

RE: UMB DESIGN
 GUIDELINES

12. 89.238EZV (TAPE III B: #0359-0726) (LINDSAY)
 810-878 - 35TH AVENUE, east side between Cabrillo and Fulton Streets, Lots 15, 15A, 15B, 16, 16A, 16B, 16C, 17, 17A, 17B, 17C, 17D, 17E, 17F, 18, 19 and 19A in Assessor's Block 1677 -- Department of City Planning amendment to Resolution 13243, adopted by the City Planning Commission on January 9, 1992, to abolish legislated front setback lines from the above-referenced properties, a reclassification of property (change in Zoning Map) per Section 302(a) of the San Francisco Planning Code. The amendment is to add findings regarding the consistency of the setback abolition with Section 101.1(b) of the City Planning Code. These findings were inadvertently omitted from the previously adopted Resolution.
 (Continued from Regular Meeting of June 11, 1992)

APPROVED
 (6-0)

ABSENT:
 UNOBSKEY

RESOLUTION #:
 13374

13. 92.130C (TAPE III B: #0730-2391) (BERGDOLL)
 1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15, in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for up to forty (40) persons, in approximately 1,240 gross square feet of floor area.
 (Continued from Regular Meeting of June 4, 1992)

INTENT TO
 APPROVE WITH
 CONDITIONS
 (6-0)

ABSENT: UNOBSKEY
 PUBLIC HEARING
 CLOSED

FINAL LANGUAGE
 6-25-92

14. 92.200C (TAPE III B: #2400-2606) (GREEN)
 124 WEST PORTAL AVENUE, north side, between 14th Avenue and Vicente Street; Lot 3 in Assessor's Block 2988A -- Request for Conditional Use Authorization to allow the establishment of a MARINE CORPS MILITARY RECRUITING OFFICE defined as a Business or Professional

APPROVED WITH
 CONDITIONS
 (6-0)

ABSENT: UNOBSKEY

MOTION #: 13375

Item 92.200C continued

Services (Section 790.18 of the Planning Code) within the West Portal Neighborhood Commercial District. The proposal is to install a public recruiting office for the Marine Corps within an existing ground floor commercial area approximately 960 square feet in size. No exterior alteration is proposed.

APPROVED 15. 92.237C (TAPE III B: #2615-3142) (TAPE IV A: #0000-2341) (GREEN)
 1 CONDITIONS 383 WEST PORTAL AVENUE, southeast corner of 15th Avenue; Lot 27 in
 5 MODIFIED Assessor's Block 3012 -- Request for Conditional Use Authorization to
 (6-0) establish a FULL SERVICE PIZZA RESTAURANT (as defined by Section
 790.92 of the Planning Code) in the ground floor of a two story
 00SENT: commercial building within the West Portal Neighborhood Commercial
 UNDOBSKEY District. The proposal involves installing th pizza restaurant
 ACTION #: approximately 900 square feet in size and with seating for up to 39
 13376 persons on the ground floor on the newly constructed two story
 building.

16. 92.183D (TAPE IV A: #2365-2430) PUBLIC HEARING CLOSED (BLAUVELT)
 No D. R. 2234 BEACH STREET, north side between Baker and Broderick Streets,
 (6-0) Lot 9 in Assessor's Block 915 -- Request for Discretionary Review of
 Building Permit Application No. 9202696 to add a third floor to the
 existing two-story, two-unit residential building, in an RH-2 (House,
 00SENT: Two-Family) District.
 UNDOBSKEY a) Consideration of Discretionary Review
 b) Discretionary Review hearing

NOTE: ON JUNE 4, 1992, THE COMMISSION HEARD PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING, AND CONTINUED THE MATTER FOR TWO WEEKS WITHOUT TAKING DISCRETIONARY REVIEW.

(Continued from Regular Meeting of June 4, 1992)

Adjournment - 8:00 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On July 23, 1992 at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. Those interested in this matter are urged to submit their ideas in writing to the Department as soon as possible so they can be incorporated into the staff report.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

UPDATED HEARING SCHEDULE - JUNE 11, 1992

May 28, 1992	Public hearing held.
June 4, 1992	Public hearing held.
June 11, 1992	Public hearing held.
June 18, 1992	Hearing cancelled.
June 25, 1992	Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4 and 11 will be incorporated in the official public hearing record. The Planning Commission may ask questions, make comments and / or give direction to staff on outstanding issues. Please call Linda Avery if you want to testify or if a group wants to present their rebuttal. The rebuttals will be limited to 10 minutes and are taken in reverse order of the previous testimony.
July 16, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 30, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

N:\RCC\SCHEDULE

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

54
655
#24
6/25 P-
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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DRAFT SUMMARY

~~NOTICE OF MEETING AND CALENDAR~~

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 25, 1992
ROOM 282, CITY HALL
12:30 P.M.

(NOTE START TIME)

DEPOSITORY ITEM
DOCUMENTS DEPT.

JUN 29 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Eizey~~/Boldridge, ~~Levine~~, Lowenberg,
~~Nothenberg~~/Karasick, Smith, Unobskey.
PROWLER

NOTE: The Commission will take a short recess at 3:30 p.m.

12:43

12:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: # 0058-0265)

- ITEMS
1-4,
CONTINUED
AS
SHOWN
(4-0)
1. 91.214E 91.328E
91.215E 92.287E
91.327E 92.288E (GALLAGHER)
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls. (Proposed for continuance to July 16, 1992)

- ABSENT:
BOLDRIDGE
LEVINE
SMITH
2. 92.055C (PAEZ)
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.
(Proposed for continuance to July 23, 1992)

3. 92.151L (MARSH)
2135 SUTTER STREET, GOLDEN GATE COMMANDERY OF THE KNIGHTS TEMPLAR (Macedonia Missionary Baptist Church), 2135 Sutter Street, south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the

Item 92.151L continued

Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood Commercial) District and a 50-X Height and Bulk District.
(Proposed for continuance to August 6, 1992)

4. 92.118D (COLEMAN)
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Continued from Regular Meeting of June 11, 1992
(Proposed for continuance to July 16, 1992)

B. PUBLIC COMMENT — *NONE*

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0300-0440)
UNDOBSKEY: THANK KARASICK — WELCOME PROWLER

D. DIRECTOR'S REPORT

☐ *NON SCHEDULED ITEMS: (BLAZET + LORD) — (TAPE 1A: #0460-1400)*

5. 91.338C (TAPE 1A: #1405-1465) (NIXON)
Informational Presentation About An Approved, Operational Substance Abuse Recovery Program for men at 940 Haight Street.

6. TIE III (TAPE 1A: #1660-1775) (BERKOWITZ)
446 - 44TH AVENUE, east side between Clement Street and Point Lobos Avenue, 17A in Assessor's Block 1475 - Informational Presentation of Building Permit Application No. 9203621 for the construction of a second unit including a kitchen, two bedrooms and a living room in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning commission Resolution No. 120441.

*ITEMS
6-16,
NO OPPOSITION.
COMMISSION
DIRECTED STAFF
TO PROCEED
WITH PROCESSING
THE APPLICATIONS
(6-0)
ABSENT: LEVINE*

7. TIER III (BERKOWITZ)
178 SAGAMORE, north side between Plymouth and Capitol Avenues, Lot 21 in Assessor's Block 7138 - Informational presentation of Building Permit Application No. 9122525 for the construction of a one-story rear yard addition enlarging kitchen/dining area and new bathroom to a single-family district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 120441.
8. TIER III (BERKOWITZ)
1438 - 22ND AVENUE, east side between Judah and Kirkham Streets, Lot 35 in Assessor's Block 1832 - Informational presentation of Building Permit Application No. 9206023 for the construction of a two story, two-room, rear yard extension to a single family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
9. TIER III (BERKOWITZ)
1915 WASHINGTON STREET, south side between Franklin and Gough Streets, Lot 17 in Assessor's Block 617 - Informational presentation of Building Permit Application No. 9204556 for the widening of an existing garage door to fourteen feet and interior remodeling of a single family house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
10. TIER III (BERKOWITZ)
1533 NEWHALL, north side between Quesada and Palou Avenues, Lot 30 in Assessor's Block 5327 - Informational presentation of Building Permit Application No. 9204053 for the construction of a rear yard deck addition at the existing second story in an Rh-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
11. TIER III (BERKOWITZ)
47 BRUNSWICK STREET, south side between Curtis and Newton Streets, Lot 13B in Assessor's Block 6483 - Informational presentation of Building Permit Application No. 9200822 for the construction of an additional story of occupancy for a two-story single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to the Planning Commission Resolution No. 12044.1.
12. TIER III (PASSMORE/BLAUVELT)
66 LYELL STREET, at the corner of Lyell and Still Streets, Lot 19 in Assessor's Block 6754 -- Informational presentation of Building Permit Application No. 9203354 to add a two0story rear extension to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

13. TIER III (PASSMORE/BLAUVELT)
 46 - 6TH AVENUE, between Lake Street and the Presidio, Lot 31 in Assessor's Block 1353 -- Informational presentation of Building Permit Application No. 9202362 to rebuild a deck at the rear of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
14. TIER III (PASSMORE/BLAUVELT)
 2690 FOLSOM STREET, between 22nd and 23rd Streets, Lot 14 in Assessor's Block 3638 -- Informational presentation of Building Permit Application No. 9113159 to raise the building approximately 3.5 feet to accommodate new foundation work and to add a horizontal addition to the north side of the existing two-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
15. TIER III (PASSMORE/BLAUVELT)
 155 LEE AVENUE, between Grafton and Holloway Avenues, Lot 7 in Assessor's Block 6980 -- Informational presentation of Building Permit Application No. 9204517 to construct a second-story rear extension to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
16. TIER III (PASSMORE/BLAUVELT)
 148 CLIFFORD TERRACE, between Ashbury Street and Upper Terrace, Lot 23 in Assessor's Block 2617 -- Informational presentation of Building Permit Application No. 9205538 to add a one-story rear addition to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

☐ NON SCHEDULED ITEMS (PASSMORE) -- (TAPE 1A: #1780-1960)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

17. 92.130C (TAPE 1A: #1968-2035) (BERGDOLL)
 1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15, in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for up to forty (40) persons, in approximately 1,240 gross square feet of floor area.
 (Continued from Regular Meeting of June 18, 1992)
 NOTE: ON JUNE 18, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER UNOBSKEY WAS ABSENT.

APPROVED

w/ CONDITIONS

(6-0)

ABSENT: LEVINE

MOTION #: 13372

JUNE 25, 1992

F. REGULAR CALENDAR

18. 92.204C (TAPE 1A: #2040-2323) (GREEN)
 3154 FILLMORE STREET, southeast corner of Greenwich Street; Lots 22
 and 23 Assessor's Block 516 -- Request for Conditional Use
 Authorization to add Live Entertainment (defined as OTHER
 ENTERTAINMENT by Section 790.38 of the Planning Code) to an existing
 Full Service Restaurant located within the Union Street Neighborhood
 Commercial District. The proposal is to provide entertainment by a
 Mariachi Band during dining hours each day without physical
 alteration of the existing restaurant.
 (Continued from Regular Meeting of June 18, 1992)

EXCUSED: LDWENBERG
 EXCUSED (5-0)
 ABSENT: LEVINE
 APPROVED w/
 CONDITIONS
 (5-0)
 EXCUSED: LDWENBERG
 ABSENT: LEVINE
 MOTION #: 13373

1:25 P.M.
 1:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 1:00 P.M. THE CITY PLANNING COMMISSION WILL
 CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES
 GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN
 EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT
 HAVE NOT BEEN CALLED OR HEARD BY 1:00 P.M., COULD BE CONTINUED
 TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M.,
 COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

19. 91.597D (TAPE 1A: #2325-2350) (BLAUVELT)
 2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25
 in Assessor's Block 1870 -- Request for Discretionary Review of
 Building Permit Application No. 911383 to construct a horizontal and
 vertical addition to the existing single-family dwelling and
 construct a second dwelling unit in the house, in an RH-2 (House,
 Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of June 11, 1992)

WITHOUT HEARING,
 CONTINUED TO
 7-23-92
 (5-0)
 ABSENT: LEVINE
 LDWENBERG

20. 92.323D (TAPE 1A: #2355-3161) (TAPE 1B: #0000-2217) (PASSMORE/FUNG)
 2149 BROADWAY STREET, south between Webster and Buchanan Streets,
 Lot 15 in Assessor's Block 580 -- Request for Discretionary Review of
 Building Permit Application No. 92069915 to construct a three-story
 over garage, single-family dwelling after demolition of existing
 residential building in an RH-2 (House, Two Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review Hearing

No D.R.
 (6-0)
 ABSENT: LEVINE

21. 92.220D (TAPE 1B: #2238-3167) (TAPE 1A: #0000-0655) (PASSMORE/FUNG)
 2051-55 VALLEJO STREET, northside between Laguna and Buchanan
 Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary
 Review of Building Permit Application No. 9123537 to construct a new

BLIC HEARING
 CLOSED AFTER
 LEAVING TESTIMONY
 CONTINUED
 TO 7-16-92
 (6-0)
 ABSENT: LEVINE

Item 92.220D continued

roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

22. 92.160D (TAPE II A: #0680-2100) (BERKOWITZ)

N/D D.R.
(6-0)
ABSENT: LEVINE
275 HEARST AVENUE, southside between Congo and Detroit Streets, Lot 36 in Assessor's Block 3119 - Request for Discretionary Review of Building Permit No. 9123705 to construct two-story, a rear yard addition to a single family house in an Rh-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

23. 92.228D (TAPE IA: #2325-2350) (BERKOWITZ)

WITHOUT HEARING, CONTINUED TO 7-30-92 (5-0)
ABSENT: LEVINE
LDWENBERG
467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story, rear yard deck for a single family house in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

24. 92.159D (BERKOWITZ)

BUILDING APPLICATION WITHDRAWN
889 - 32ND AVENUE, west side between Cabrillo and Fulton Streets, Lot 2H in Assessor's Block 1675 - Request for Discretionary Review of Building Permit Application No. 9201207 for a vertical addition to a single family house in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

* THE COMMISSION RECESSED FROM 3:35 p.m. - 5:00 p.m.
5:00 P.M.

25. 92.287ET (HORTON)

AFTER RECEIVING PUBLIC TESTIMONY AS INDICATED ON PAGE 7, ITEMS 25 & 26 WERE CONTINUED TO 7-16-92 (5-0)
ABSENT: BRIDGEMAN
LEVINE
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob

Item 92.287ET continued

Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.
(Continued from Regular Meeting of June 11, 1992)

26. 92.288ET

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of
Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of June 11, 1992)

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS AS INITIATED ON MAY 28, 1992. AT THIS HEARING THE PLANNING COMMISSION MAY ASK QUESTIONS, MAKE COMMENTS AND/OR GIVE DIRECTION TO STAFF ON OUTSTANDING ISSUES.

THE SCHEDULE FOR PUBLIC TESTIMONY ON ITEMS 25 AND 26 IS AS FOLLOWS:

- TAPE II A: 2135-3151
TAPE II B: ALL
TAPE III A: ALL
TAPE III B: ALL
- A. PRESENTATION BY Dick Morton, ASSOCIATION OF REALTORS (15 min.)
 - B. PRESENTATION BY Jeff Byers, GLEN PARK ASSOCIATION (15 min.)
 - C. PRESENTATION BY Dorice Murphy, EUREKA VALLEY TRAILS & ART NETWORK (10 min.)
 - D. PACIFIC HEIGHTS RESIDENTS ASSOC./COW HOLLOW ASSOC. (15 min. joint presentation)
 - E. JOINT PRESENTATION BY RICHMOND COMMUNITY ASSOC., HOUSING COALITION OF S.F., INNER SUNSET ACTION COMMITTEE (30 min.)
 - F. EDITH McMILLIAN
 - G. TERRY MILNE, BERNAL HEIGHTS
 - H. JANET CARPINELLI - PLAN
 - I. DRUGS SEEDY - LAKESHORE AREA IMPROVEMENT CLUB
 - J. KAREN WOOD - MIRAMENGA PARK
- SUMMARY COMMENTS FROM ORGANIZATIONS WHO GAVE PRESENTATIONS PRIOR TO 6/25/92:**
(Each organization is allowed 10 min.)

- A. NEIGHBORS OF THE EXCELSIOR - ~~Carol Taylor~~ JANICE PARAKILAS
- B. SPEAK - Mary Ann Miller
- C. RESIDENTIAL BUILDERS ASSOC. - Joe O'Donohue (DID NOT SPEAK)
- D. POTRERO HILL BOOSTERS - Dick Millet
- E. SMALL BUSINESS DEVELOPMENT CORP. - Dehnert Queen (DID NOT SPEAK)
- F. AIA - John Schlesinger
- G. FOREST HILL & WEST OF TWIN PEAKS - Harold Wright
- H. COALITION OF SF NEIGHBORHOODS - Margaret Siegel

Adjournment — 8:40 P.M.

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CPC:689

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

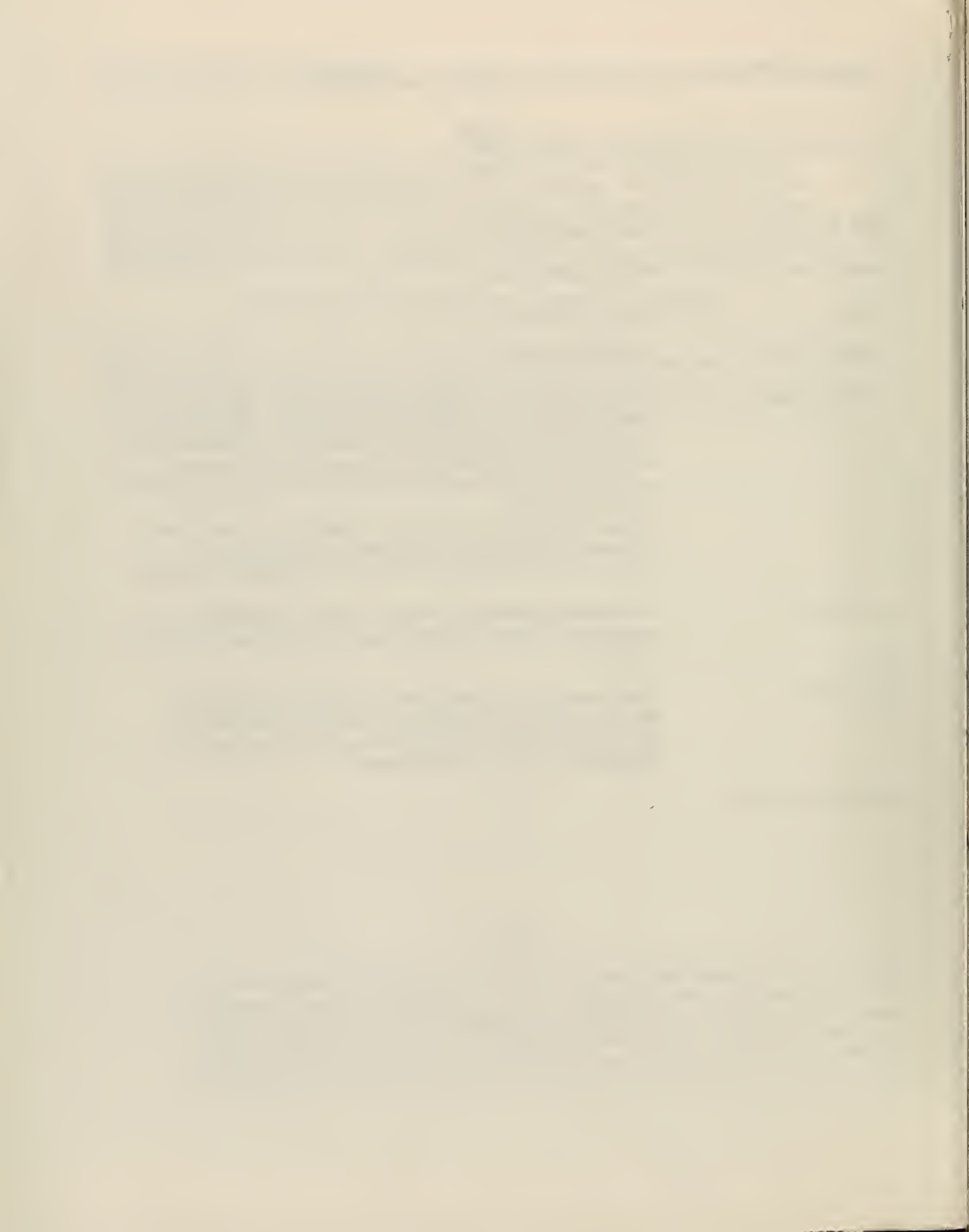
UPDATED HEARING SCHEDULE - JUNE 25, 1992

May 28, 1992	Public hearing held.
June 4, 1992	Public hearing held.
June 11, 1992	Public hearing held.
June 18, 1992	Hearing cancelled.
June 25, 1992	<p>Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4 and 11 will be incorporated in the official public hearing record. The Planning Commission may ask questions, make comments and / or give direction to staff on outstanding issues.</p> <p>Please call Linda Avery if you want to testify or if a group wants to present their rebuttal. The rebuttals will be limited to 10 minutes and are taken in reverse order of the previous testimony.</p>
July 16, 1992	<p>Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.</p>
July 30, 1992	<p>Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.</p>

N:\RCC\SCHEDULE

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SF
C55

#21

7/16/92

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NOTE: Items listed on this calendar will not be heard before the stated time.

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DRAFT SUMMARY
~~NOTICE OF MEETING AND CALENDAR~~

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 16, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 20 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzey~~ Boldridge, ~~Levine~~, Lowenberg,
~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40 P.M.
1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: # 0050-0263)

ITEMS
1-5
CONTINUED
AS
SHOWN
(5-0)

1. 91.214E 91.328E
91.215E 92.287E
91.327E 92.288E (GALLAGHER)
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls. (Continued from Regular Meeting of June 25, 1992)
(Proposed for continuance to July 30, 1992)

ABSENT: 2. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)
LEVINE
PROWLER
2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
NOTE: ON JUNE 25, 1992, THE COMMISSION RECEIVED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992. COMMISSIONER LEVINE WAS ABSENT FROM THE JUNE 25 MEETING.
(Continued from Regular Meeting of June 25, 1992)
(Proposed for continuance to August 13, 1992)

3. 91.496D* (COLEMAN)
 3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit, 5 story over garage structure in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of June 11, 1992)
 (Proposed for continuance to August 6, 1992)
4. 91.522D* (COLEMAN)
 3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of June 11, 1992)
 (Proposed for continuance to August 6, 1992)
- (*ITEMS WILL BE CONSIDERED TOGETHER)
5. 92.118D PUBLIC HEARING CLOSED (COLEMAN)
 337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
 a) Consideration of Discretionary Review hearing
 b) Discretionary Review hearing
 NOTE: ON JUNE 11, 1992, THE COMMISSION RECEIVED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JUNE 25, 1992. COMMISSIONERS FUNG, LEVINE AND SMITH WERE ABSENT FROM THE JUNE 11 MEETING.
 (Continued from Regular Meeting of June 25, 1992)
 (Proposed for continuance to August 20, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0265-1870)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: MARGARET SIGEL M: REC
 EDITH McMILLIAN M: REC
 JOHN BARDIS M: APPEAL OF REC NEG. DEC
 PETER PODCHERNIKOFF M: DEMOLITION / REC
 MICHAEL NURI M: DEMOLITION / REC

JULY 16, 1992

C. COMMISSIONERS' QUESTIONS AND MATTERS - *NONE*D. DIRECTOR'S REPORT

- ITEMS 6. TIER III (TAPE 1A: # 1885-1960) (COLEMAN)
 6 & 7 2271 - 41ST AVENUE, westside, between Wawona Street and Sloat
 Boulevard, Lot 15 in Assessor's Block 2510 --- Informational
 presentation of Building Permit Application No. 9206312 to construct
 a 25'x6' deck and sun room at the rear of the house in an RH-1
 (House, One-Family) district. This project is being brought to the
 Commission's attention pursuant to Planning Commission Resolution No.
 12044.
- ABSENT: LEVINE 7. TIER III (TAPE 1A: # 1885-1960) (COLEMAN)
 PROWLER 1914 - 32ND AVENUE, eastside, between Ortega and Pacheco Streets, Lot
 49 in Assessor's Block 2103 --- Informational presentation of
 Building Permit Application No. 9117933 to construct a two story
 addition to the rear in an RH-1 (House, One-Family) district. This
 project is being brought to the Commission's attention pursuant to
 Planning Commission Resolution No. 12044.
- NO ACTION REQUIRED ☐ NON SCHEDULED ITEM. - - INFORMATIONAL (BLAZET) - (TAPE 1A: # 2010-2055)
- E. REGULAR CALENDAR
- APPROVED 8. FEE SURCHARGES (TAPE 1A: # 2060 - 2768) (EDELIN/KESSLER)
 AS MODIFIED Public hearing on proposed amendments to the text of the City
 (5-0) Planning Code, Article 3.5A, Section 374 et seq. and Chapter 31 of
 the Administrative Code (Environmental Quality), Section 31.46A, to
 add a fee surcharge for zoning and public information, construction
 services and compliance activities related to development projects
 and permit processing.
- ABSENT: LEVINE 9. 91.306EZ (TAPE 1A: # 2770 - 3163) (TAPE 1B: # 0000-2258) (MEDINA)
 PROWLER 4220 ARMY STREET, north side, between Castro and Diamond Streets.
 RESOLUTION #: Lots 40 and 46 of Assessor's Block 6562 -- Request for
 13379 reclassification of the two lots from RM-1 (Mixed-Low Density) and
 RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The
 project is intended to legalize two (currently illegal) units in an
 existing 38 unit building. Although no physical change is proposed
 at this time, the re-zoning would increase the number of permitted
 units on the site to a total of 51.
 (Continued from Regular Meeting of May 28, 1992)

3:40 P.M. 3:00 P.M.

(TAPE 1B: # 2268-3165) (TAPE 1A: # 0000-1200)
 PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS AS INITIATED ON MAY
 28, 1992. AT THIS HEARING THE PLANNING COMMISSION MAY ASK QUESTIONS, MAKE
 COMMENTS AND/OR GIVE DIRECTION TO STAFF ON OUTSTANDING ISSUES.

PRESENTATION BY Edith McMillian -- (10 min.)

- ITEMS 10. 92.287ET (HORTON)
 10 & 11 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the
 CONTINUED Residential Conservation Controls as interim controls for period
 7-30-92 not to exceed 6 months. The proposed ordinance contains provisions
 (5-0)
- ABSENT: LEVINE & PROWLER

Item 92.287ET continued

for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

(Continued from Regular Meeting of June 25, 1992)

11. 92.288ET (HORTON)
 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of
 Residential Conservation Controls as permanent controls. (For a
 description of the ordinance see 92.287ET above)
 (Continued from Regular Meeting of June 25, 1992)

~~4:20~~ 4:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

12. 91.748D (COLEMAN)
 2634 - 19th AVENUE, eastside, between Vicente and Wawona Streets, lot 30 in Assessor's Block 2478 -- Request for Discretionary Review of building permit application No. 9120137S to add a story to a one-story over garage single-family dwelling in an RH-1 (House, One-Family) district.
 a) Consideration of Discretionary Review.
 b) Discretionary Review hearing.
 (Continued from Regular Meeting of June 11, 1992)

D. R.
 WITHDRAWN

13. 92.711D (TAPE II A: #1220-3161) (TAPE II B: #0000-1389) (COLEMAN)
 377 FRANCONIA STREET, eastside between Rutledge Street and Esmeralda Avenue, Lot 35 in Assessor's Block 5556 -- Request for Discretionary Review of Building Permit Application No. 9024524 to construct a single-family house on a steeply downsloping lot, consisting of two stories at the front and four stories at the rear in an RH-1 (House, One-Family) district.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
14. 92.175D (TAPE II B: #1400-2877) (COLEMAN)
 743 - 14TH AVENUE, westside between Fulton and Cabrillo Streets, Lot 7 in Assessor's Block 1657 --- Request for Discretionary Review of Building Permit Application No. 9119530 to construct a horizontal extension to the rear and an extension to the front of the structure on the top floor in an RH-2 (House, Two-Family) district.
 a) Consideration of Discretionary Review.
 b) Discretionary Review hearing.
15. 92.210D (TAPE II B: #2880-3160) (TAPE III A: #0000-0789) (COLEMAN)
 24 COLLEGE TERRACE, westside between St. Mary's & Mission Streets, Lot 70 in Assessor's Block 6720 --- Request for Discretionary Review of Building Permit Application No. 9008504 for construction of a one story over garage single family building in an RH-2 (House, Two-Family) district.
 a) Consideration of Discretionary Review.
 b) Discretionary Review hearing.
16. 92.280D (TAPE III A: #0795-2039) (COLEMAN)
 335 QUINTARA STREET, south side between 12th Avenue and Funston (13th Avenue), Lot 30 in Assessor's Block 2205 --- Request for Discretionary Review of Building Permit Application No. 9202029 to construct a horizontal extension to the rear to an existing single-family residence in an RH-1 (House, One-Family) district.
 a) Consideration of Discretionary Review.
 b) Discretionary Review hearing.

Adjournment 6:49 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

UPDATED HEARING SCHEDULE - JULY 10, 1992

July 16, 1992 Public Hearing

July 30, 1992 Public hearing. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On August 13, 1992, at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. This matter was originally scheduled for July 23.

CPC:696

SF
C55
#21
7/9/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 9, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
JUL 13 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzey~~/Boldridge, ~~Levine~~, Lowenberg, ~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:43 P.M.
~~1:30 P.M.~~

A. ITEMS TO BE CONTINUED (TAPE 1A: #0050-0148)

- 92.253C (HING)
187 COLUMBUS AVENUE, west side between Greenwich and Lombard Street;
Lot 3 in Assessor's Block 74 -- Request for Conditional Use
Authorization to establish a Small Self-Service Restaurant (as
defined by Section 790.91 of the Planning Code) with one billiard
table (defined as Other Entertainment by Section 790.38) as part of a
self-service laundromat in the North Beach Neighborhood Commercial
District. The proposal is to establish a laundromat with
self-service snack bar occupying about 1,000 square feet of the total
floor area of approximately 4,500 square feet and to include one
billiard table.
(Proposed for continuance to July 23, 1992)
- 92.276C (HING)
2033 UNION STREET, south side between Webster and Buchanan Streets;
Lot 21 in Assessor's Block 541 -- Request for Conditional Use
Authorization to modify conditions of approval of a previous
authorization (Motion No. 9629M) for an outdoor activity area within
an existing restaurant in the Union Street Neighborhood Commercial
District. The proposal is to increase seating, from 30 to 49 seats
within a 735 square feet patio, add patio lighting and extend hours
for patio use.
(Proposed for continuance to July 23, 1992)
- 92.123C (GREEN)
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36
in Assessor's Block 3563 -- Request for Conditional Use Authorization
to install a Pool Table and establish Dancing, both defined as OTHER
ENTERTAINMENT Commercial Activity by Section 790.38 of the Planning

ITEMS
1-7
CONTINUED
AS
INDICATED
(6-0)

ABSENT:
LEVINE

Item 92.123C continued.

Code and to amend a condition of approval as set forth in a previous authorization for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday thru Sunday within the existing second floor bar, and to amend a condition of approval as set forth in City Planning Commission Motion No. 8125 allowing separate entrances for the 2nd floor bar and ground floor restaurant. The previous authorization required principal entrance for the bar through the restaurant.

(Continued from Regular Meeting of June 4, 1992)

(Proposed for continuance to July 23, 1992)

4. 92.068C (GREEN)
3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion. The conversion also results in the elimination of required off-street parking for the four existing dwelling units on the two floors above. (Continued from Regular Meeting of May 7, 1992)
(Proposed for continuance to July 23, 1992)
5. 92.259C (GREEN)
3913 - 24TH STREET, south side, between Sanchez and Noe Streets; Lot 39 in Assessor's Block 6508 -- Request for Conditional Use Authorization to add other entertainment (as defined by Section 790.38 of the Planning Code) to an existing Large Self Service Cafe/Delicatessen Restaurant located within the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to add live entertainment in the form of acoustical music, comedy, improvisational performances, and poetry reading to the existing restaurant which seats up to 49 persons in approximately 1,100 square feet of area. The performances would take place during normal dining hours.
(Proposed for continuance to July 23, 1992)
6. 92.015C (MONTANA)
337-375 FELL STREET, southwest corner at Gough Street; lots 20A, 21, 27, 28 and 30 of Assessor's Block 832 -- Request for a Planned Unit Development pursuant to Section 304 of the Planning Code to construct a five story structure containing 82 low income affordable rental units on a 39,600 square foot vacant lot with up to 90 off-street parking spaces, up to 4,999 square feet of retail space and common open space in lieu of a rear yard; conditional use authorization required for development on a lot greater than 10,000 square feet pursuant to Section 121.1 and for more than 3,000 square feet of non-residential space pursuant to Section 121.2 in a Hayes-Gough Neighborhood Commercial district and a 50-X height and bulk district.
(Proposed for continuance to August 6, 1992)

JULY 9, 1992

7. 91.497D (COLEMAN)

1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.

- a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of June 11, 1992
(Proposed for continuance to August 6, 1992)

- B. PUBLIC COMMENT (TAPE 1A: # 0150 - 1975) - [LARRY BADINER RESPONDED TO PUBLIC COMMENTS]

VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: # 1980-2115)

FILING: DEPARTMENTS COMPUTERIZATION

- D. DIRECTOR'S REPORT

INSTRUCTED TO 8.
HAD A FUTURE
HEARING.

ACTION.

INFORMATIONAL (TAPE 1A: # 2120-3163) (TAPE 1B: # 0000-0313) (HERRERA)

Annual Housing Information Presentation: Changes in the Housing

Inventory.

- . UNSCHEDULED - REC/DENAILMENT (HORTON/ALBERT) --- (TAPE 1B: # 0320-2580)

- E. REGULAR CALENDAR

AFTER
RECEIVING
PUBLIC
TESTIMONY,
THE COMMISSION
CLOSED THE
PUBLIC HEARING

& EXTENDED THE
CALENDAR TO RECEIVE
WRITTEN COMMENTS
BY 5 P.M., 7-10-92.

9. 89.037E (TAPE 1B: # 2600-3162) (TAPE 1A: # 0000-2984) (GALLAGHER)

1661 PINE STREET, Residential Life Care Facility. Public hearing on the Draft Environmental Impact Report. The site is the entire block bounded by Pine, Austin and Franklin Streets and Van Ness Avenue, Lots 1, 3, 17, 25-29 of Assessor's Block 666. The project would result in the demolition of all buildings on the block and the construction of a nine (9) to thirteen (13) story (112-130 feet) residential life care facility. This facility would include 250 housing units, a 20,200 square-foot skilled nursing facility, 252 off-street parking spaces, and various accessory uses including a kitchen, congregate dining room, lounges and recreational rooms. The project would total roughly 520,000 sq. feet of area inclusive of parking and accessory spaces. The project would be designed with a podium base at about 40 feet and three towers of 13 stories connected by 9 story segments.

COURT
REPORTER
PRESENT

Adjournment 4:59 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

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NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On July 23, 1992 at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. Those interested in this matter are urged to submit a written outline of their ideas, which will be forwarded to the Commission with the staff report. Make submissions by the close of business Wednesday, July 8, to the Department of City Planning, 5th Floor, 450 McAllister Street, Attention: D.R. Workshop.

CPC:690

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

UPDATED HEARING SCHEDULE - JULY 1, 1992

June 25, 1992	Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4 and 11 will be incorporated in the official public hearing record. Hearing held.
July 16, 1992	Public hearing.
July 30, 1992	Public hearing. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

SF
CSS
#21
7/23/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 23, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 27 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzey~~ Boldridge, Levine, Lowenberg,
~~Nothenberg~~ Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40 P.M.
1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0050-0200)

1. 92.055C (PAEZ)

698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.
(Proposed for Continuance to August 13, 1992)

2. 92.259C (GREEN)

3913 - 24TH STREET, south side, between Sanchez and Noe Streets; Lot 39 in Assessor's Block 6508 -- Request for Conditional Use Authorization to add other entertainment (as defined by Section 790.38 of the Planning Code) to an existing Large Self Service Cafe/Delicatessen Restaurant located within the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to add live entertainment in the form of acoustical music, comedy, improvisational performances, and poetry reading to the existing restaurant which seats up to 49 persons in approximately 1,100 square feet of area. The performances would take place during normal dining hours.
(Proposed for Continuance to September 17, 1992)

ITEMS

1-3

CONTINUED

AS

SHOWN

(5-0)

ABSENT:

BOLDRIDGE

SMITH

JULY 23, 1992

3. INFORMATIONAL (KOHLESTRAND)
CENTRAL EMBARCADERO -- Status report on the transportation and land use/open space planning for the replacement facility for the demolished Embarcadero Freeway and the adjacent public plaza. (Proposed for continuance to July 30, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0220-0530)

SPEAKERS:

MARGARET
SIGEL

W. WATER

RESOURCES

LCC

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0540-1150)
LEVINE: STATUS OF DEPT. BRIEFING SESSIONS -- SPEAKER: EDITH McMILLIAN
- D. DIRECTOR'S REPORT

PUBLIC COMMENT RECEIVED. 4. 87.700C (TAPE 1A: #1163-3151) (TAPE 1B: #0000-1992) (BADINER) COURT
111 CHESTNUT STREET, Parcel bounded by Chestnut, Winthrop, Lombard and Montgomery Streets, Assessor's Block 60, Lot 15 -- Report on the status of the 118 unit Senior Housing Project. REPRATER PRESENT

NO ACTION REQUIRED

E. REGULAR CALENDAR

5. 92.409R (TAPE 1B: #2000-2228) (GHOSH)
Consideration of a Finding of Conformity for an amendment to the Redevelopment Plan for the Western Addition Redevelopment Project. Area A-2 and a determination to recommend to the Board of Supervisors that they adopt the proposed plan amendment. This amendment would: (1) increase the limitation on the number of tax increment funds that may be divided and allocated to the Agency for use under the Plan from \$65.3 million to \$190.3 million; (2) extend the time, from October 13, 1994 to October 13, 2000 for the establishment or incurrence by the Agency of any loans, advances, or indebtedness to finance the Project.
- WITHOUT HEARING, ITEM CONTINUED TO 7-30-92 (5-0)
ABSENT: BOLDRIDGE SMITH

- APPROVED 6. 90.568B (TAPE 1B: #2235-3159) (TAPE 1A: #0000-1030) (NIXON)
1075 FRONT STREET, corner lot bounded by John Maher and Union Streets, Lot 1 in Assessor's Block 111 - Request for Project Authorization for an office building, containing approximately 32,000 square feet of office space subject to the Office Development Limitation Program. The Project would convert an existing vacant, 35-40 feet tall single-story-plus-mezzanine, brick warehouse, located within the Northeast Waterfront Historic District, to approximately
- W/ CONDITIONS AS MODIFIED (6-0)
ABSENT: SMITH

MOTION #: 13381

JULY 23, 1992

Item 90.568B continued

32,000 square feet of office use, 750 square feet of retail space and 31 parking spaces. The building will be seismically upgraded with the addition of new interior floors, and exterior windows and doors.

The project site is located in a C-2 (Community Business) District, a 40-X Height and Bulk District, the Northern Waterfront Special Use District No. 3, and is within the Northeast Waterfront Historic District.

APPROVED 7. 92.253C (TAPE IIA: *1150-2104) (HING)
 817 COLUMBUS AVENUE, west side between Greenwich and Lombard Street;
 1) CONDITIONS Lot 3 in Assessor's Block 74 -- Request for Conditional Use
 IS MODIFIED Authorization to establish a Small Self-Service Restaurant (as
 (6-0) defined by Section 790.91 of the Planning Code) with one billiard
 ABSENT: SMITH table (defined as Other Entertainment by Section 790.38) as part of a
 MOTION #: self-service laundromat in the North Beach Neighborhood Commercial
 13382 District. The proposal is to establish a laundromat with a
 self-service snack bar occupying about 1,000 square feet of the total
 floor area of approximately 4,500 square feet and to include one
 billiard table.
 (Continued from Regular Meeting of July 9, 1992)

INTENT TO 8. 92.276C (TAPE IIA: *2330-3177) (TAPE IB: *2000-1730) (HING)
 APPROVE W/ 2033 UNION STREET, south side between Webster and Buchanan Streets;
 CONDITIONS Lot 21 in Assessor's Block 541 -- Request for Conditional Use
 (6-0) Authorization to modify conditions of approval of a previous
 ABSENT: SMITH authorization for an outdoor activity area within an existing
 FINAL LANGUAGE restaurant in the Union Street Neighborhood Commercial District. The
 7-30-92 proposal is to increase patio seating, add patio lighting and extend
 PUBLIC HEARING hours of operation for an establishment occupying approximately 735
 CLOSED. square feet of floor area.
 (Continued from Regular Meeting of July 9, 1992)

3:00 P.M.

INTENT TO 9. 92.068C (TAPE IB: *1765-3179) (TAPE IIA: *0000-1381) (GREEN)
 APPROVE WITH 3134 - 24TH STREET, north side, between Folsom and Shotwell Streets;
 CONDITIONS Lot 16 in Assessor's Block 3641 -- Request for Conditional Use
 (6-0) Authorization to convert a ground floor garage to a commercial space
 ABSENT: SMITH and the elimination of required off-street residential parking for an
 FINAL LANGUAGE existing building within the 24th Street Mission Neighborhood
 7-30-92 Commercial District. The proposal is to convert the existing
 PUBLIC HEARING basement garage to a commercial space approximately 1,168 square feet
 CLOSED. in size to be occupied by a commercial activity upon completion. The
 conversion also results in the elimination of required off-street
 parking for the four existing dwelling units on the two floors above.
 (Continued from Regular Meeting of July 9, 1992)

10. 92.123C (TAPE III A: #1400-2432) (GREEN)
 MEETING HELD. 2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36
 CONTINUED in Assessor's Block 3563 -- Request for Conditional Use Authorization
 INDEFINITELY to install a Pool Table and establish Dancing, both defined as OTHER
 (6-0) ENTERTAINMENT Commercial Activity by Section 790.38 of the Planning
 ABSENT: SMITH Code and to amend a condition of approval as set forth in a previous
 authorization for an existing second story bar located in the Upper
 Market Street Neighborhood Commercial District. The proposal is to
 add one pool table increasing the total number of pool tables to 2,
 to allow dancing to pre-recorded music Thursday thru Sunday within
 the existing second floor bar, and to amend a condition of approval
 as set forth in City Planning Commission Motion No. 8125 allowing
 separate entrances for the second floor bar and ground floor
 restaurant. The previous authorization required principal entrance
 for the bar through the restaurant.
 (Continued from Regular Meeting of July 9, 1992)
11. 91.5970 (BLAUVELT)
 WITHOUT HEARING, 2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25
 CONTINUED TO in Assessor's Block 1870 -- Request for Discretionary Review of
 8-13-92 Building Permit Application No. 911383 to construct a horizontal and
 (6-0) vertical addition to the existing single-family dwelling and
 ABSENT: SMITH construct a second dwelling unit in the house, in an RH-2 (House,
 Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of June 25, 1992)
12. 91.2700 (COLEMAN)
 WITHOUT HEARING, 226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90
 CONTINUED TO in Assessor's Block 6951 - Request for Discretionary Review of
 8-6-92 Building Permit Application No. 9016905 to move the existing house at
 (6-0) 226 Oneida to the rear corner (south) of the mid-block vacant lot.
 The building will be shortened by 10 feet at the rear. There will be
 a permanent easement for vehicular access through the 226 Oneida
 parcel in a RH-1 (House One-Family) District
 ABSENT: SMITH a) Consideration of Discretionary Review
 b) Discretionary Review hearing

Adjournment - 7:30 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On August 13, 1992, at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. This matter was originally scheduled for July 23.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

UPDATED HEARING SCHEDULE - JULY 17, 1992

July 30, 1992 Public hearing.

CPC:697



SF
C55
#21

7/30/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

XREF

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

~~NOTICE OF MEETING AND CALENDAR~~

OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY

JULY 30, 1992
1:30 P.M.

ROOM 282, CITY HALL

DOCUMENTS DEPT.

AUG 03 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Fitzey~~ Boldridge, Levine, ~~Lowenberg~~,
~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:35 P.M.
1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0030-0270)

1. 92.390C (LINDSAY)

ITEMS
1-7
CONTINUED
AS
SHOWN
(5-0)

ABSENT:
BOLDRIDGE
LOWENBERG

2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use. Proposed for Continuance to September 10, 1992)

2. 91.746E (GLASNER)
117-133 DIVISADERO STREET, Assessor's Block 1259, Lot 10, 11, and 12. The proposed project would develop three currently vacant lots by constructing one three-unit townhouse on each for a total of nine new two-bedroom units. Nine off-street parking spaces would be provided.
(Proposed for Continuance to August 13, 1992)
3. 92.260C (GREEN)
601 LINCOLN WAY, southwest corner of 7th Avenue; Lot 50 in Assessor's Block 1743 - Request for Conditional use Authorization to modify an existing NON-CONFORMING AUTOMOTIVE GAS STATION located within an RH-2 (House, Two-Family) District. The proposal is to modify the existing non-conforming automotive gas station by adding retail sale of food items and other non-auto related items within the station building. Also, included in the proposal are architectural changes such as new canopies and gas pump dispensers.
(Proposed for Continuance to September 17, 1992)
4. 91.214E 91.328E
91.215E 92.287E
91.327E 92.288E (GALLAGHER)
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls.
(Proposed for Continuance to September 10, 1992)
5. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.
(Continued from Regular Meeting of June 16, 1992)
(Proposed for Continuance to August 6, 1992)

JULY 30, 1992

6. 92.288ET (HORTON)
 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)
 (Continued from Regular Meeting of July 16, 1992)
 (Proposed for Continuance to August 6, 1992)
7. 92.005Q (L. SCOTT)
 1405 GREENWICH STREET, southwest corner of Polk Street, Lot 1 in Assessor's Block 523 - Five unit residential condominium conversion subdivision, review for consistency with the Master Plan in an RM-2 (Mixed Residential, Moderate Density) District.
 (Proposed for Continuance to September 17, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0300-0600)

PEAKERS: At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

JIM HAAS
 AL: TRANSIT IMPROVEMENT PROGRAM IN BAYSHORE AREA

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0615-1099)
 LEVINE: (1) 440 LOMBARD ST. (2) TRANSIT IMPROVEMENT PROGRAM

D. DIRECTOR'S REPORT

- APPROVED 8. (TAPE 1A: #1093-2400) (EDELIN)
 (6-0) Consideration of Resolution Authorization Director of Planning to submit a Supplemental Appropriation Request for up to \$735,000 to provide the following services: Zoning and public information; construction services and compliance activities related to development projects and permit processing.
- ABSENT: LOWENBERG
 RESOLUTION #: 13383

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

- APPROVED 9. 92.276C (TAPE 11B: #2415-2600) (HING) TAKEN OUT OF ORDER. FOLLOWED #A1.
 W/ CONDITIONS AS MODIFIED (6-0)
 ABSENT: LOWENBERG
 MOTION #: 13384
- 2033 UNION STREET, south side between Webster and Buchanan Streets; Lot 21 in Assessor's Block 541 -- Request for Conditional Use Authorization to modify conditions of approval of a previous authorization for an outdoor activity area within an existing restaurant in the Union Street Neighborhood Commercial District. The proposal is to increase patio seating, add patio lighting and extend hours of operation for an establishment occupying approximately 735 square feet of floor area.
 (Continued from Regular Meeting of July 23, 1992)
 NOTE: ON JULY 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF (6-0). COMMISSIONER SMITH WAS ABSENT.

JULY 30, 1992

- APPROVED 10. 92.068C (TAPE IIB: #2605-2913) (GREEN) TAKEN OUT OF ORDER. FOLLOWED #9
- w/ CONDITIONS AS MODIFIED IN THE FINDINGS. (6-0)
- ABSENT: LOWENBERG
- MOTION #: 13385
- 3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion. The conversion also results in the elimination of required off-street parking for the four existing dwelling units on the two floors above. (Continued from Regular Meeting of July 23, 1992)
- NOTE: ON JULY 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF (6-0). COMMISSIONER SMITH WAS ABSENT.

F. REGULAR CALENDAR

- PRESENTATION 11. (TAPE IIA: #1045-3162) (TAPE IIB: #0000-1525) (CHION) TAKEN OUT OF ORDER. FOLLOWED #12
- COMPLETE. NO ACTION REQUIRED.
- COMMERCIAL AND INDUSTRY ELEMENT. Staff presentation on the publication of the first Commerce and Industry Annual Inventory. This Inventory includes basic information on the City's economy, essential for policy analysis and review of the Master Plan Element. It is intended to become a companion to the annually published Housing Inventory.
- PRESENTATION 12. (TAPE IA: #3150-3161) (TAPE IB: #0000-3162) (TAPE IIA: #0000-1030) (KOHLESTRAND) TAKEN OUT OF ORDER. FOLLOWED #13
- COMPLETE. NO ACTION REQUIRED.
- INFORMATIONAL CENTRAL EMBARCADERO -- Status report on the transportation and land use/open space planning for the replacement facility for the demolished Embarcadero Freeway and the adjacent public plaza. (Continued from Regular Meeting of July 23, 1992) NOTENBERG RECALLED FROM FOR THIS ITEM
- INFORMATIONAL 13. 92.409R (TAPE IA: #2420-3146) (GHOSH) TAKEN OUT OF ORDER. FOLLOWED #8
- PRESENTATION ONLY. NO ACTION TAKEN.
- Consideration of a Finding of Conformity for an amendment to the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2 and a determination to recommend to the Board of Supervisors that they adopt the proposed plan amendment. This amendment would: (1) increase the limitation on the number of tax increment funds that may be divided and allocated to the Agency for use under the Plan from \$65.3 million to \$190.3 million; (2) extend the time, from October 13, 1994 to October 13, 2000 for the establishment or incurrence by the Agency of any loans, advances, or indebtedness to finance the Project. (Continued from Regular Meeting of July 23, 1992)
- 3:30 P.M.
- PUBLIC HEARING 14. 92.400I (TAPE IIB: #2920-3163) (TAPE IIA: #0000-2366) (MILLER) TAKEN OUT OF ORDER. FOLLOWED #10
- HELD. NO ACTION REQUIRED.
- SAN FRANCISCO ART INSTITUTE INSTITUTIONAL MASTER PLAN, with main facilities at 800 Chestnut Street (existing) and 2299 Taylor Street (proposed) and with ancillary existing facilities at 731 Market Street - The Department of City Planning has received a draft Institutional Master Plan for the San Francisco Art Institute dated July, 1992. The public hearing will be for the purpose of receiving public testimony on the Institutional Master Plan.

- APPROVED 15. 91.620Q (TAPE IIIA: #2380-2820) (L. SCOTT) THESE ITEMS WERE CALLED & HEARD TOGETHER
(6-0) 3295 CLAY STREET, south side between Lyon and Presidio Streets, Lot 22 in Assessor's Block 1007 - Six-unit residential condominium conversion subdivision review for consistency with the Master Plan in the RM-1 (Mixed Residential, Low Density) District.
- APPROVED 16. 92.012Q (TAPE IIIA: #2380-2820) (L. SCOTT) FOLLOWING #14.
(6-0) 277-279 CLINTON PARK, southside between Guerrero and Dolores Streets, Lot 33 in Assessor's Block 3534 - Six unit residential condominium conversion subdivision, review for consistency with the Master Plan in the RM-1 (Mixed Residential, Low Density) District. ACTION FOR EACH ITEM WAS TAKEN INDEPENDENT.
- APPROVED 17. 92.376Q (TAPE IIIA: #2380-2820) (L. SCOTT)
(6-0) 1626 NORTHPOINT STREET, northside between Webster and Buchanan Streets, Lot 6 in Assessor's block 445A - Five unit residential condominium conversion subdivision review for consistency with the Master Plan in the RH-2 (House, Two-Family) District.
- DISAPPROVED 18. 92.048C (TAPE IIA: #0800-3154) (TAPE IIB: #0800-1108) (PAEZ) TAKEN OUT OF ORDER. FOLLOWED #19
(6-0) 377-379 COLLINGWOOD STREET, northeast corner at Twenty-First Street, Lot 33 in Assessor's Block 2752. Request for authorization of a conditional use to allow the conversion of an existing two-family dwelling to a Bed and Breakfast Inn containing five (5) guest rooms in an RH-2 (Residential, House, Two-Family) District.
- APPROVED 19. 92.267C (TAPE IIIA: #2830-3147) (GREEN) TAKEN OUT OF ORDER. FOLLOWED #17.
w/ CONDITIONS
(6-0) 161 MISSOURI STREET, east side between 17th and Mariposa Streets; Lot 31 in Assessor's Block 3985 -- Request for Conditional Use Authorization to extend the termination date for an existing NON-CONFORMING COMMERCIAL ACTIVITY located within an RH-2 (House, Two-Family) District. The proposal is to extend the termination date for a non-conforming commercial activity at the subject property as set forth in Section 185 (of the Planning Code) from May 2, 2005 to May 2, 2018. No exterior alteration (other than painting and signage) is proposed.

8:40 P.M.

6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

- HEARING HELD 20. 92.228D (TAPE IIB: #1165-2220) (TAPE IIA: #1400-2500) (BERKOWITZ)
PUBLIC HEARING CLOSED 467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story rear yard deck for a single family house in an RH-2 (House, Two-Family) district.
- CONTINUED TO 9-10-92
(5-0) a) Consideration of Discretionary Review
b) Discretionary Review hearing

ABSENT:
BOLDRIDGE & LOWENBERG

21. 92.249D

(BERKOWITZ)

*D.R.
WITHDRAWN*

669 RHODE ISLAND, east side between 18th and 19th Streets, Lot 5 in Assessor's Block 4031 - Request for Discretionary Review of Building Permit Application No. 9204462 for the construction of a three-story two-family house in an Rh-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

22. 92.243D

(BERKOWITZ)

*D.R.
WITHDRAWN*

707 CORBETT, east side between Morgan Alley and Romain Street, Lot 18 in Assessor's Block 2755 - Informational presentation of Building Permit Application No. 9203871 for the construction of an additional story of occupancy on a single family house in an Rm-1

(Mixed-Residential/Low Density) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

Adjournment — 10:30 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

CPC:698

~~DRAFT~~ ADDENDUM *SUMMARY*
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
July 30, 1992
ROOM 282, CITY HALL

NOTICE IS HEREBY GIVEN of an addition and correction to the Notice of Meeting and Calendar of the Regular Meeting of the San Francisco City Planning Commission for July 30, 1992.

1:30 P.M.

DIRECTOR'S REPORT (Calendar Addition)

- A1. *(TAPE IIB: #1540-2410)* (BLAZEJ/HORTON) *7 FOLLOWED #11.*
WEEKLY SCHEDULE Discussion of proposed schedule for detailed review of compiled
ADOPTED. 6AM OR Residential Conservation Control subjects.
LATER START TIMES.
6:00 P.M.

DISCRETIONARY REVIEW CALENDAR (Calendar Correction)

Items 21 & 22 on the calendar, 669 Rhode Island and 707 Corbett were withdrawn and should be replaced with:

- No D.R.* A2. 92.281D *(TAPE IIB: #2235-3153) (TAPE IIA: #0000-1384)* (BERKOWITZ) *7 FOLLOWED #20.*
W/ INSTRUCTIONS 661 - 46TH AVENUE, west side between Sutro Heights Avenue and Balboa
TO STAFF Street, Lot 1A in Assessor's block 1594 -- Request for Discretionary
(5-D) Review of Building Permit Application No. 9202627 for the
ABSENT: construction of an additional story of occupancy and rear yard
BOLDRIDGE addition to a house in an RH-2 (House, Two-Family) district.
LOWENBERG a) Consideration of Discretionary Review
b) Discretionary Review hearing
- No D.R.* A3. 92.255D *(TAPE IIA: #2520-3167) (TAPE IIB: #0000-0169)* (BERKOWITZ) *7 FOLLOWED 2ND HALF OF #20*
W/ INSTRUCTIONS 1863 - 25TH AVENUE, west side between Noriega and Ortega Streets, Lot
TO STAFF 12 in Assessor's Block 2062 -- Request for Discretionary Review of
(5-D) Building Permit Application No. 9203318 for the construction of an
ABSENT: additional story of occupancy to a single family house in an RH-1
BOLDRIDGE (House, One-Family) district.
LOWENBERG a) Consideration of Discretionary Review
b) Discretionary Review hearing

CPC/698(7)



SF
C55
#21
8/6/92

00.E: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

~~DRAFT~~ SUMMARY
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 6, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 10 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzey~~/Bouldridge, Levine, Lowenberg,
~~Nothenberg~~, Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:38 P.M.
1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0028-0220)

- ITEMS
1 & 2,
WITHDRAWN
OR
CONTINUED
AS
SHOWN
(6-0)
ABSENT:
SMITH
1. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.
A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.
(Continued from Regular Meeting of June 11, 1992)
(This item has been withdrawn)
 2. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of July 9, 1992)
(Proposed for Continuance to September 3, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0380 - 2525)VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #2530 - 2897)D. DIRECTOR'S REPORT

ITEMS

3-5,

NO
OPPOSITION,

NO

D.R.

(6-0)

ABSENT:

SMITH

3. TIER III (TAPE 1A: #2900 - 2963) (COLEMAN)
34 STRATFORD DRIVE, westside between Lyndhurst Drive and Wyton Lane, Lot 5 in Assessor's Block 7239---Informational presentation of Building Permit Application No. 9203936 an expansion to the rear containing a new kitchen in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
4. TIER III (TAPE 1A: #2900 - 2963) (COLEMAN)
3973 - 25TH STREET, southside between Church and Sanchez Streets, Lot 32 in Assessor's Block 6549---Informational presentation of Building Permit Application No. 9202760 to construct a one-story expansion to the rear and vertical addition on the existing structure in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
5. TIER III (TAPE 1A: #2900 - 2963) (BERKOWITZ)
707 CORBET AVENUE, east side between Morgan Alley and Romain Street, Lot 18 in Assessor's Block 2755 - Informational presentation of Building Permit Application No. 9203871 for the construction of a third story for a single family house in an RM-1 (Mixed-Residential, Low Density) district. This project is being brought to the Commission's attention pursuant to the Planning Commission Resolution No. 12044.

PRESENTATIONS.
COMPLETE.NO ACTION
REQUIRED.

(TAPE 1A: #2970 - 3164) (TAPE 1B: #5000 - 1066) (BASH)
Informational presentation by staff on the status of the Mission Bay Housing program as requested by the Planning Commission in April 1992.

- *** 1. FUNG - M: FINE AGAINST PRITIKIN/MANSION HOTEL
2. LEVINE - M: RESOLUTION FOR BILL SUGAYA
3. FUNG - M: ARTICLE 10
4. LOWENBERG - M: ARTICLE 10

AUGUST 6, 1992

E. REGULAR CALENDAR

7. 91.121E (TAPE IB: #1384-3165) (TAPE IIA: #0000-0216) (GITELMAN)
 1051 TAYLOR STREET, GRACE CATHEDRAL - CLOSE ALTERATIONS Assessor's
 Block 246, Lot 1. PUBLIC HEARING ON THE DRAFT EIR. The proposed
 project would construct a new staircase to the Cathedral (with
 meeting rooms and a gift shop located below), a new approximately
 19,000 sq. ft. Chapter House facing Sacramento Street, a landscaped
 courtyard and an underground parking structure (about 120 spaces)
 between the Cathedral and Sacramento Street, and approximately 11,400
 sq. ft. in two additions to the Cathedral School for Boys. The
 project would require demolition of the Cathedral House which faces
 Taylor Street, elimination of the existing stairs to the Cathedral
 and the space beneath them, removal and/or relocation of portions of
 the Crocker Fence which partially surrounds the Cathedral property,
 and removal of the existing 65-space surface parking lot. The
 existing Diocesan House and the Cathedral proper would remain
 unchanged. Vehicle access to the site would be relocated from
 Sacramento Street to Taylor Street. NOTE: Comments on the Draft EIR
 will be accepted until the close of the Public Hearing.
- MEETING HELD.
 PUBLIC COMMENTS RECEIVED.
 PUBLIC HEARING CLOSED.
 WRITTEN COMMENT PERIOD EXTENDED
 TO 5 p.m., 8-14-92
 (6-0)
 ABSENT: SMITH
- COURT REPORTER PRESENT.
8. (TAPE IIB: #1715-3139) (TAPE IIA: #0000-3161) (TAPE IIB: #0000-0452) (MONTANA)
 INCLUSIONARY AFFORDABLE HOUSING POLICY
 Consideration of amendments to the Commission's Guidelines for the
 Application of San Francisco's Inclusionary Affordable Housing
 Policy, adopted by Motion No. 13062 on April 4, 1991, to include 1992
 HUD income standards; amendments to the calculation of ownership
 prices; clarification of ten percent affordability goal;
 specification of a percent of median income rather than a range of
 median income for individual projects; and inclusion of uniform
 language tying the Guidelines to standardized Commission Motions and
 a Procedures Manual. The Commission will consider standard sample
 language for housing affordability requirements for Commission
 Motions and an accompanying Procedures Manual describing definitions
 of terms, pricing, marketing, reporting and enforcement procedures
 for required affordable housing unit.
- HEARING HELD.
 WRITTEN COMMENT PERIOD EXTENDED
 TO 5 p.m., 8-14-92.
 PUBLIC HEARING CLOSED.
 CONTINUED TO
 9-10-92
 (6-0)
 ABSENT: SMITH
- TAKEN OUT OF ORDER.
 FOLLOWED #9
9. 92.015C (TAPE IIA: #0320-3137) (TAPE IIB: #0000-1690) (MONTANA)
 337-375 FELL STREET, southwest corner at Gough Street; lots 20A, 21,
 27, 28 and 30 of Assessor's Block 832 -- Request for a Planned Unit
 Development pursuant to Section 304 of the Planning Code to construct
 a five story structure containing 82 low income affordable family
 size rental units on a 39,600 square foot vacant lot with up to 87
 off-street parking spaces, up to 4,999 square feet of retail space
 and common open space in lieu of a rear yard; conditional use
 authorization is required for development on a lot greater than
 10,000 square feet pursuant to Section 121.1 and for more than 3,000
 square feet of non-residential space pursuant to Section 121.2 in a
 Hayes-Gough Neighborhood Commercial district and a 50-X height and
 bulk district.
 (Continued from Regular Meeting of July 9, 1992)
- APPROVED
 W/ CONDITIONS
 AS MODIFIED
 (6-6)
 ABSENT: SMITH
 GITELMAN #:
 13391
- TAKEN OUT OF ORDER.
 FOLLOWED #7

- WITHOUT HEARING, CONTINUED TO 10-15-92 (6-0) ABSENT: SMITH
- 92.151L (TAPE 1A: #0028-0220) (TAPE 1A: #1075-1385) (MARSH)
 2135 SUTTER STREET, Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church), south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood-Commercial) District and a 50-X Height and Bulk District.

7:30 - 5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

- WITHOUT HEARING, ITEMS 11 & 12 WERE CONTINUED TO 10-8-92 (4-0) ABSENT: BULDRIDGE PROWLER SMITH
11. 91.496D* (COLEMAN)
 3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 - Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of July 16, 1992)
12. 91.522D* (COLEMAN)
 3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of July 16, 1992)
- *THESE CASES WILL BE CALLED AND HEARD TOGETHER
- HEARING HELD, CONTINUED TO 9-10-92 (6-0) ABSENT: SMITH
13. 91.270D (TAPE 12B: #0475-3164) (TAPE 12A: #0000-0420) (COLEMAN)
 226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of July 23, 1992)

8:30

~~6:30~~ P.M.

- BRIEFING 14. (TAPE IV A: #0430-3153) (TAPE IV B: #0000-0906) (HORTON)**
COMPLETED. RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Rear Yards.
 This week's briefing by staff will focus on rear yards with explanation of basic concepts, measurement and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the '78 Code and NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to rear yard controls only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.
- NO ACTION REQUIRED**
- **WITHOUT HEARING, 15. 92.287ET (HORTON)**
ITEMS 15 & 16 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the
WERE Residential Conservation Controls as interim controls for period
CONTINUED TO not to exceed 6 months.
9-17-92 (Continued from Regular Meeting of July 30, 1992)
- (6-0) 16. 92.288ET (HORTON)**
ABSENT: RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of
SMITH Residential Conservation Controls as permanent controls. (For a
description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of July 30, 1992)

Adjournment — 9:42 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

- | | |
|--------------|--|
| August 6 | General introduction explaining the ground rules.
Rear Yards
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 36-81</i> |
| August 13 | Height
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 81-95</i> |
| August 20 | Building Design and Appearance, Off-Street Parking
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 95-108 (Building Design) and pages 109-115 and 226-228 (Off-Street
Parking)</i> |
| August 27 | Notice and Permit Review Procedures
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 124-131</i> |
| September 3 | Miscellaneous topics such as definitions, Special Use Districts, amendments
to other sections of the Code.
<i>Recommended Review: to be determined</i>
Outline of procedures for adoption. |
| September 10 | Demolition (if the Commission wants another presentation on demolition)
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 120-124</i> |

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

N:\RCC\CPCCAL.DOC, p.2

5F
C55
#21

8/13/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 13, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 18 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzey~~/Bouldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40 P.M.

1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0035 - 0125)

ITEMS
1-4
CONTINUED
AS SHOWN

(70)

1. 91.746E (GLASNER)
117-133 DIVISADERO STREET, Assessor's Block 1259, Lots 10, 11, and
12. Appeal of Preliminary Negative Declaration. The proposed
project would develop three currently vacant lots by constructing one
three-unit townhouse on each for a total of nine new two-bedroom
units. Nine off-street parking spaces would be provided.
(Proposed for Continuance to September 17, 1992)
2. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25
in Assessor's Block 1870 -- Request for Discretionary Review of
Building Permit Application No. 911383 to construct a horizontal and
vertical addition to the existing single-family dwelling and
construct a second dwelling unit in the house, in an RH-2 (House,
Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of July 23, 1992)
(Proposed for Continuance to September 10, 1992)
3. 92.055C (PAEZ)
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in
Assessor's Block 5514. Request for authorization of a conditional
use to establish a live/work unit within the ground floor portion of

Item 92.055C continued

and existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.

(Continued from Regular Meeting of July 23, 1992)

(Proposed for Continuance to Regular Meeting of August 27, 1992)

4a. 90.614ECS* PUBLIC HEARING CLOSED (MCDONALD)

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

4b. 92.303R and 92.304R* PUBLIC HEARING CLOSED (MCDONALD)

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and South of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A request for two Master Plan Referrals to permit vacation of portions of Armstrong Avenue and Yosemite Avenue.

*(Both items were continued from Regular Meeting of June 18, 1992)

*(Both items are proposed for Continuance to August 27, 1992)

B. PUBLIC COMMENT - *NONE*

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS - (TAPE 1A: #0166 - 0315)

D. DIRECTOR'S REPORT

5. TIER III (TAPE 1A: #1420-0735) (BLAUVELT)

1900 PIERCE STREET, at the corner of Pine and Pierce Streets, Lot 18 in Assessor's Block 655 -- Informational presentation of Building Permit Application No. 9207988 to add a garage with a door greater than 12 feet in width to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

*No
OPPOSITION.
No D. R.
(7-0)*

** LEVINE: 1. LOCAL BANKS/FINANCING HOUSING PROJECTS
2. RESOLUTION FOR BILL SUGAYA
3. INFORM CPC OF ALL PROPOSED LEGISLATION THAT AFFECTS THEM

AUGUST 13, 1992

BRIEFING 6.
COMPLETED.
NO ACTION
REQUIRED.

Briefing on Draft Sutro Historic District Plan (TAPE 1A: #0740-3110) (SHOTLAND) 1:50 p.m.
Informational briefing by Golden Gate National Recreation Area on the Draft Plan and Environmental Assessment for the Sutro Baths/Cliff House area, prepared by the National Park Service and consultants.

PRESENTATION 7.
COMPLETED.
NO ACTION
REQUIRED.

Update on Presidio Planning Process (TAPE 1A: #3115-3176) (TAPE 1B: #3115-3176) (TAPE 2A: #3115-3176) (TAPE 2B: #3115-3176) (KENDALL)
Status report by Golden Gate National Recreation Area and City staff on Presidio Planning and transition process. Responses to the National Park Service's "Call for Interest" to identify potential park partners at the Presidio, and schedule for preparation and release of the Presidio General Management Plan Amendment and EIS will be discussed.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED - NONE

F. REGULAR CALENDAR

APPROVED 8.
(7-0)
RESOLUTION
13392

Presidio Planning Grant (TAPE 2A: #0600-0953) (KENDALL) 3:50 p.m.
Consideration of resolution authorizing the Director of Planning to enter into, accept and expend funds through a contract with the Department of Interior, National Park Service for an amount not to exceed \$160,053 for Presidio Planning. Grant includes reimbursement of full time Presidio Planning Coordinator and additional Planning Department technical assistance and staff services.

EXCEEDED FROM
3:55 - 4:10 p.m.

4:10
3:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NO D.R.
(7-0)

9. 92.286D (TAPE 2A: #0960-3134) (TAPE 2B: #0960-0699) (COLEMAN)
2048 GREEN STREET, northside between Webster and Buchanan Streets, Lot 10 in Assessor's Block 541 -- Request for Discretionary Review of Building Permit Application No. 9113103S to construct a horizontal and vertical addition, merge a dwelling unit and add garage space in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

THOUT
HEARING,
CONTINUED
TO

10. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)
2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of July 16, 1992)

9-10-92
(4-0)
ABSENT: BULDRIDGE
FROWLER
SMITH

AUGUST 13, 1992

11a. 92.305DV (TAPE IIB: #0720-3136) (TAPE III: #0000-2493) (PASSMORE)

2920 SACRAMENTO STREET, north side between Divisadero and Broderick Streets, Lot 13 in Assessor's Block 1004 -- Request for Discretionary Review of Building Permit Application No. 9207112 to construct a new single-family dwelling at the front of the lot, in an RH-2 (House, Two-Family) District. (There is an existing single-family dwelling at the rear of the subject property.)

- a) Consideration of Discretionary Review
b) Discretionary Review hearing

11b. 92.305DV (TAPES: SAME AS 11a.) (PASSMORE)

2920 SACRAMENTO STREET, north side between Divisadero and Broderick Streets, Lot 13 in Assessor's Block 1004 -- Zoning Administrator's hearing of application for Variance from the rear yard and exposure requirements of Sections 134 and 140, respectively, of the Planning Code, in connection with the project described above. The proposed new building does not leave sufficient exposure for the existing house. In addition, the project proposes, under Building Permit Application No. 9205462, expansion of the existing rear house in the required rear yard area. (The Commission does not have jurisdiction over the variance; however, the Zoning Administrator will be present and testimony will be received on both the Discretionary Review and the Variance at this time. The Zoning Administrator's Hearing for the Variance was initially scheduled for July 29, 1992).

RECESSED FROM 6:45 - 7:05 P.M.

6:00 P.M. 7:45 P.M.

12. (TAPE IIA: #2500-3150) (TAPE IIB: #0000-1034) (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Height. This week's briefing by staff will focus on height with explanation of basic concepts, measurement and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the '78 Code and NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to height controls only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

Adjournment - 8:45 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

5:05 PM
TO
6:45 P.M.

NO D.R.
W/ RECOMMENDATION
TO Z.A. THAT
REAR YARD
VARIANCE NOT
BE GRANTED
(7-D)

Z.A. CLOSED
PUBLIC HEARING

Z.A.'s FINAL
DECISION
LETTER TO
FOLLOW

BRIEFING
COMPLETED.

NO ACTION
REQUIRED.

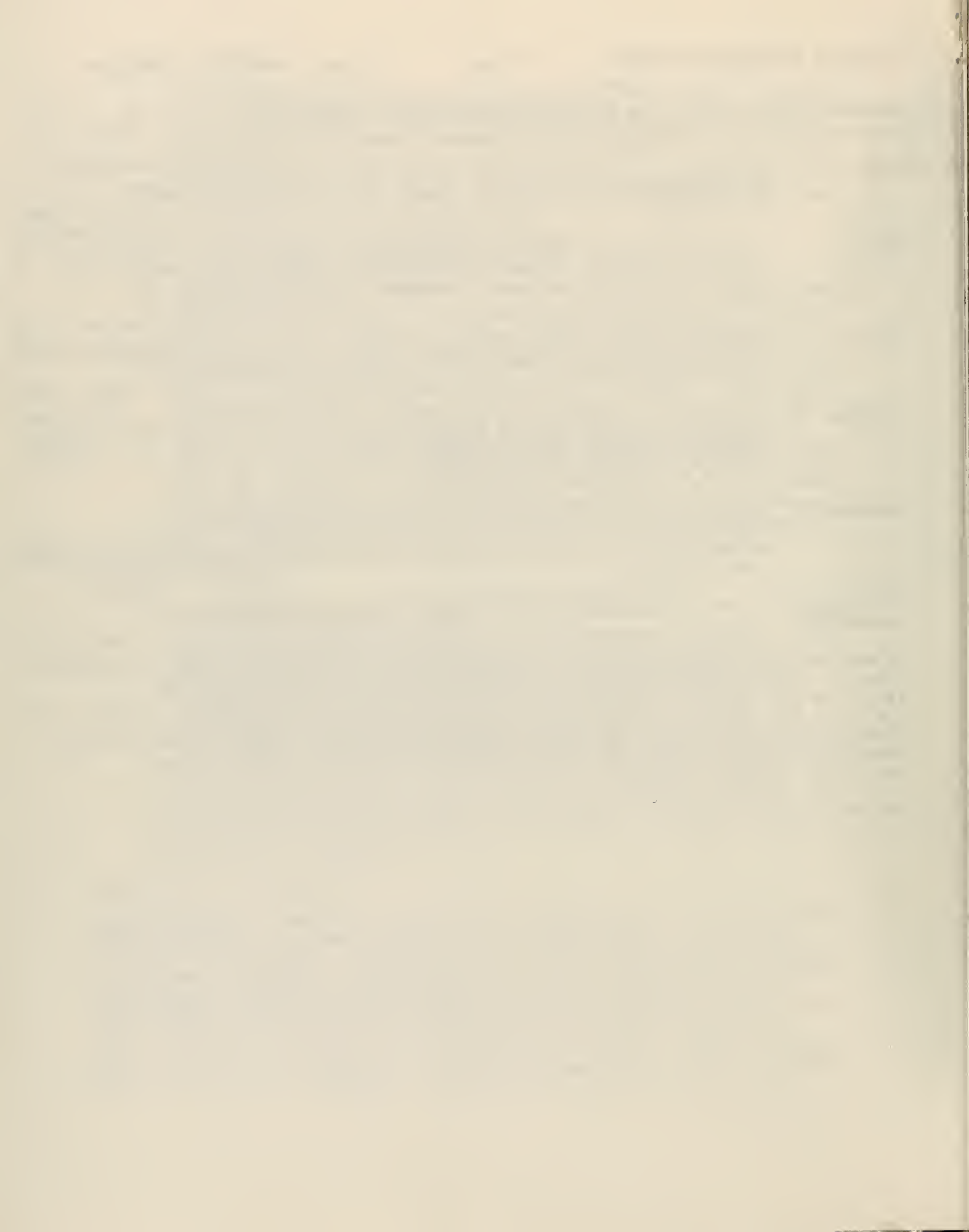
Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

- August 13 Height
 Recommended Review: Residential Conservation Controls (May 1992),
 pages 81-95
- August 20 Building Design and Appearance, Off-Street Parking
 Recommended Review: Residential Conservation Controls (May 1992),
 pages 95-108 (Building Design) and pages 109-115 and 226-228
 (Off-Street Parking)
- August 27 Notice of Permit Review Procedures
 Recommended Review: Residential Conservation Controls (May 1992)
 pages 124-131
- September 3 Miscellaneous topics such as definitions, Special Use Districts,
 amendments to other sections of the Code.
 Recommended Review: to be determined
 Outline of procedures for adoption.
- September 10 Demolition (if the Commission wants another presentation on
 demolition)
 Recommended Review: Residential Conservation Controls (May 1992)
 pages 120-124

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC:703



SF
C55
21
8/20/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

~~NOTICE OF MEETING AND CALENDAR~~

OF THE
— SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 20, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 25 1992

SAN FRANCISCO
PUBLIC WORKS DEPT.

ROLL CALL: Commissioners Fung, ~~Elzey~~/Boldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40 P.M.
~~1:30 P.M.~~

A. ITEMS TO BE CONTINUED (TAPE 1A: #0000-0100)

ITEMS 1a. 91.011CV (MILLER)
65 DORLAND STREET, south side between Dolores and Guerrero Streets,
Lot 78 in Assessor's Block 3578 - Request for authorization of
CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION
(First Covenant Church - Andersen Memorial Building) consisting of
new offices and classrooms over parking, also the subject of a
requested rear-yard variance, in an RH-3 (House, Three-Family)
District and a 40-X Height and Bulk District.

CONTINUED AS SHOWN (6-0)
The Zoning Administrator will conduct a public hearing on the
following Variance application. Said public hearing will be
simultaneous with the public hearing by the City Planning Commission
on the conditional use request.

SENT: SMITH 1b. 91.011ECV (MILLER)
65 DORLAND STREET, south side between Dolores and Guerrero Streets,
Lot 78 in Assessor's Block 3578 - Request for rear-yard variance -
Horizontal and vertical expansion of existing religious studies
classroom/office building (First Covenant Church - Andersen Memorial
Building) plus new ground floor off-street parking within the
required rear-yard area in an RH-3 (House, Three-Family) District and
a 40-X Height and Bulk District.

NOTE: ITEMS 1A AND 1B ARE PROPOSED FOR CONTINUANCE TO SEPTEMBER 10, 1992.

AUGUST 20, 1992

2. 92.115D (COLEMAN)
 337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in
 Assessor's Block 3007-- Request for Discretionary Review of Building
 Permit Application No. 9202764S to construct a two story extension to
 the rear and to add a story in an RH-1 (House, One-Family) district.
 a) Consideration of Discretionary Review hearing
 b) Discretionary Review hearing
 (Proposed for continuance to September 10, 1992)

B. PUBLIC COMMENT - NONE

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

- (PRESENTATION COMPLETE. NO ACTION REQUIRED.) (TAPE 1A: # 0137 - 1660) (LEVINE/OSHIMA)
 Informational presentation and status report on Waterfront Land Use by Commissioner Levine. Commissioner Levine is a member of the Waterfront Land Use Advisory Board. The presentation will cover the just completed phase I, "Water Dependent Uses."

D. DIRECTOR'S REPORT

4. TIER III (TAPE 1A: # 2197 - 2279) (COLEMAN) FOLLOWUP #5
 No OPPOSITION. 697 RHODE ISLAND STREET, east side between 18th and 19th Streets, Lot 4B in Assessor's Block 4031 - Informational presentation of Building Permit Application No. 9200843 for the construction of a three story, two-unit building in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
 No ACTION.
 PRESENTATION COMPLETE. 5. (TAPE 1A: # 1665 - 2178) (BADINER) OUT OF ORDER. FOLLOWED #3
 No ACTION REQUIRED. 185 BERRY STREET, north side between 3rd and 4th Street. Lot 5 in Assessor's Block 3803. China Basin Building. -- Informational presentations of proposed replacement of the fire-destroyed wharf along China Basin Channel.

* COMPUTERIZED CASE TRACKING SYSTEM (TAPE 1A: # 2280 - 2365)

E. REGULAR CALENDAR

- APPROVED 6. 89.501K (TAPE 1A: # 2370 - 2926) (AHMADI/SAHM) COURT REPORT PRESEN
 AS MODIFIED. TRANSAMERICA III - PROP. K DETERMINATION - 545 SANSOME STREET, Assessor's Block 207, lots 35 and 36 and parts of 32, 33 and 37.
 (6-0)
 ABSENT: SMITH
 RESOLUTION #: 13393

AUGUST 20, 1992

Item 89.501 continued

COURT
REPORTER

Determination of significance of the shadow impact of the proposed 10 story office building at 545 Sansome Street on Maritime Plaza, a Recreation and Park Department property, pursuant to Section 295 of the City Planning Code

EIR 7.
CERTIFIED.
(6-0)
ABSENT: SMITH
MOTION #
13394

89.501E (TAPE 1A: #2930-3169) (TAPE 1B: #0000-0466) (SAHM)
545 SANSOME STREET/501 WASHINGTON STREET, Lots 35, 36 and parts of 32, 33 and 37 in Assessor's Block 207; Certification of Final Environmental Impact Report for Transamerica III, a proposed ten-story building containing about 136,000 square feet of office space, about 12,600 square feet of retail space and about 21,500 square feet of parking space; including landscaping Mark Twain Alley pedestrian mall and redesigning the Redwood Park open space. PUBLIC HEARING CLOSED

NEG. DEC. 8.
UPHELD.
(6-0)
ABSENT: SMITH
MOTION #:
13395

91.587E (TAPE 1B: #0470-1395) (GITELMAN)
1028 HOWARD STREET AFFORDABLE HOUSING, Assessor's Block 3726, Lots 13 and 15, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 30-unit apartment building on Howard Street, between 6th and 7th Streets. 30 off-street spaces and approximately 650 sq. ft. of commercial space would be located at ground level.

NEG. DEC. 9.
UPHELD.
(5-0)
ABSENT: FUNG
ABSENT: SMITH
MOTION #: 13396

91.586E (TAPE 1B: #1400-2204) (GITELMAN)
6th AND MINNA STREET AFFORDABLE HOUSING, Assessor's Block 3726, Lots 4, 100, and 113. APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 24-unit apartment building at the corner of 6th and Minna Streets. 24 off-street parking spaces and approximately 1,000 sq. ft. of commercial space would be located at ground level.

APPROVED 10.
(6-0)
ABSENT: SMITH
MOTION #: 13397

91.122ES (TAPE 1B: #2210-2560) (MILLER)
852 BRUNSWICK, southeast side between Oliver and Acton Streets (partly in Daly City), Lots 16, 17 and 18 in Assessor's Block 6472 - Request for RESUBDIVISION OF THREE LOTS INTO SEVEN lots requiring public hearing to consider consistency with the Master Plan and compliance with the City Planning Code, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

EXPRESSED 3:30 - 3:40 PM
3:30 P.M.

PUBLIC HEARING CLOSED 11. 92.272BX (TAPE 1B: #2570-3177) (TAPE IIA: #0000-2581) (BADINER)
255 KING STREET, block bounded by King, Third, Berry and Fourth Streets, Assessor's Block 3895, Lot 2 - Request for Project Authorization under the Office Development Limitation Program (Annual Limit) for up to 363,000 square feet of office space. The project consists of an eight floor building containing up to 363,000 square feet of office, approximately 18,525 square feet of retail, approximately 5,400 square feet of child care and up to 200 parking spaces. The net addition of office square footage subject to the child care requirements is 362,782 square feet.

ABSENT: SMITH
LANGUAGE:
8-27-92.

Item 92.272BX continued

The Mission Bay Environmental Impact Report ("EIR") is a program EIR pursuant to Section 15168 of the California Environmental Quality Act ("CEQA"). This building is within the scope of the Mission Bay program EIR and was adequately described, for the purposes of CEQA, in the program EIR. This finding is supported by an Initial Study and EIR Addendum, "Mission Bay Phase I Office Building," prepared pursuant to Sections 15168 (c)(4) and 15164 of CEQA.

*FOLLOWING AN
EXECUTIVE 12.
SESSION ON THIS
ITEMS 9 WITHOUT
PUBLIC HEARING,
CONTINUED
TO 10-1-92
(6-0)
ABSENT: SMITH
5:50p. 5:30 P.M.*

90.378C

2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51: Request for Conditional Use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 residential hotel units to 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

(BADINER) 7 COURT REPORT PRESEN

13. *(TAPE IIA: #2760-3157) (TAPE IIB: #0000-3160) (TAPE IIIA: #0000-1215)* (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Building Design and Appearance, and Off-Street Parking. This week's briefing by staff will focus on building design and appearance, and off-street parking with an explanation of basic concepts and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the '78 Code and NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to building design and appearance, and off-street parking controls only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

*PRESENTATION
ON BLDG. DESIGN
& APPEARANCE
ONLY WAS
COMPLETED.
NO ACTION
REQUIRED.*

Adjournment - 7:25 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

- August 20 Building Design and Appearance, Off-Street Parking
Recommended Review: Residential Conservation Controls (May 1992),
pages 95-108 (Building Design) and pages 109-115 and 226-228
(Off-Street Parking)
- August 27 Notice and Permit Review Procedures
Recommended Review: Residential Conservation Controls (May 1992)
pages 124-131
- September 3 Miscellaneous topics such as definitions, Special Use Districts,
amendments to other sections of the Code.
Recommended Review: to be determined
Outline of procedures for adoption.
- September 10 Demolition (if the Commission wants another presentation on
demolition)
Recommended Review: Residential Conservation Controls (May 1992)
pages 120-124

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC:704



SF
C55
#21

8/27/92

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 27, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 31 1992

SAN FRANCISCO
BUILDING DEPARTMENT

DAJ ~~OPPERG~~, ACTING SECRETARY

ROLL CALL: Commissioners Fung, ~~Elsey~~/Boldridge, Levine, Lowenberg,
~~Nathenberg~~/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M. — THE COMMISSION WAS IN EXECUTIVE SESSION.
2:40 ~~3:30~~ P.M.

A. ITEMS TO BE CONTINUED

1. 92.425D (BERKOWITZ)
CONTINUED TO 1020 CHURCH STREET, west side between 22nd and 23rd Streets, Lot 4 in
9/17/92 Assessor's Block 3628 - Request for Discretionary Review of Building
6-0 Permit Application No. 9206485 for the construction of a four story,
absent: SMITH two-unit residential building in an RM-1 (Mixed-Residential, Low
Density) district
TAPE #1 a) Consideration of Discretionary Review
414-466) b) Discretionary Review hearing
(Proposed for continuance to September 17, 1992)

2. 92.474D (BERKOWITZ)
CONTINUED TO 2941 CLAY STREET, south side between Broderick and Divisadero
9/17/92 Streets, Lot 29 in Assessor's Block 1004 - Request for Discretionary
6-0 Review of Building Permit Application No. 9212536 for the
absent: SMITH installation of a kitchen window in a single family house in an RH-2
(House, Two-Family) district
TAPE #1 a) Consideration of Discretionary Review
414-466) b) Discretionary Review hearing
(Proposed for continuance to September 17, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has

- TAPE #1
550-1000)
- NORM ROLFE (550-680)
 - JOHN BARDOIS (683-777)
 - TERRY MILNE (780-971)

Public Comment continued:

already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

TAPE 1
(A 1005-1030) C. COMMISSIONERS' QUESTIONS AND MATTERS

(1031-1389) D. DIRECTOR'S REPORT

RESOLUTION HONORING BILL SAGAYA (1245-1389)
RESOLUTION # 13398

3.

(ARCE)

CONTINUED TO

9/3/92

6-0

ABSENT: SMITH

437 CAPP STREET, east side of Capp Street, between 19th and 20th Streets, Lot 40 in Assessor's Block No. 3595 -- Request for authorization to demolish an architecturally significant building, replacing it with a new structure three stories over garage containing three dwelling units (two three bedroom units and one two bedroom unit) and four off-street parking spaces.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

TAPE 1
(1440-1763)

4.

(BADINER)

ADOPTED AS
REVISED
MOTION # 13399
6-0

ABSENT: SMITH

92.2728X
255 KING STREET, block bounded by King, Third, Berry and Fourth Streets, Assessor's Block 3895, Lot 2 - Request for Project Authorization under the Office Development Limitation Program (Annual Limit) for up to 363,000 square feet of office space. The project consists of an eight floor building containing up to 363,000 square feet of office, approximately 18,525 square feet of retail, approximately 5,400 square feet of child care and up to 200 parking spaces. The net addition of office square footage subject to the child care requirements is 362,782 square feet.

The Mission Bay Environmental Impact Report ("EIR") is a program EIR pursuant to Section 15168 of the California Environmental Quality Act ("CEQA"). This building is within the scope of the Mission Bay program EIR and was adequately described, for the purposes of CEQA, in the program EIR. This finding is supported by an Initial Study and EIR Addendum, "Mission Bay Phase I Office Building," prepared pursuant to Sections 15168 (c)(4) and 15164 of CEQA.
(Continued from Regular Meeting of August 20, 1992)

NOTE: ON AUGUST 20, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

2:00 P.M.

F. REGULAR CALENDAR

TAPE 1
(1868-4623)

5.

(BLAZEJ)

Overview on the Mission and Strategic Goals for San Francisco Public Library by Kenneth Dowlin, City Librarian.

- COMMISSIONER'S QUESTIONS (3970-4073)
- MARY ANN MILLER (4184-4363)
- WINCHELL HAYWARD (4380-4480)

6. (BASH)

TAPE 2

(495-1708)

APPROVED

6-0

RES. #13400

ABSENT: SMITH

HAZARDOUS WASTE FACILITY, Consideration of Hazardous Waste Facility Review Budget and Schedule, and procedures by which to appoint members to a Local Assessment Committee to advise the Commission regarding a proposal by the Sanitary Fill Company to expand its Household Hazardous Waste Collection Facility to accept

- 1) increasing amounts of household hazardous waste and
- 2) certain business hazardous wastes.

TAPE 2

(1760-3490)

(3190-4000)

7. Informational presentation on the Department's neighborhood planning activities.

A. SOUTH BAYSHORE/HUNTERS POINT PLAN

(LABRIE)

• JOHN SCOTT • DR. WELDON

• DAVE GARRISON

8. (KOHLESTRAND)

TAPE 1

(4140-6993)

TAPE 2

(0000-464)

TRANSPORTATION AUTHORITY STRATEGIC PLAN, the San Francisco County Transportation authority is developing a 7-year Strategic Plan to outline an expenditure program for the dedicated 1/2 cent transportation sales tax fund for FY 1992/93 - FY 1998/99. The authority staff will summarize plan recommendations and implications for the TSM programs administered by the Department of City Planning.

• BRIGID HYNES-CHERNIN • DAVIS SCHWARTZ • BOB MEYERS • JOHN BARDIS (SHOTLAND)

9. RECREATION TRAILS, Informational Presentation on the Ridge and Bay Trails in San Francisco. Staff will present background information and draft trail alignment plan for the two regional recreational trails within San Francisco, and draft text to amend the Recreational and Open Space element, by adding new language on recreational trails. No Commission action is requested at this time.

• CHARLOTTE BECK • HAROLD BRIGHT

10. 92.055C (PAEZ)

TAPE 2

(5730-END)

TAPE 3

(0000-1109)

APPROVED 6-0

5:00 P.M.

698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of and existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.

• JENNIE & WILLIAM CHANG

• TERRY MILNE

(Continued from Regular Meeting of August 13, 1992)

RES. #13401 ABSENT: SMITH

11a. 90.614ECS* PUBLIC HEARING CLOSED (MCDONALD)

TAPE 3

(409-5340)

APPROVED AS

REVISED

6-0

RESOLUTION #13402

ABSENT: SMITH

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

• WILLIE RATCHIFF

• AL NORMAN (YOUNG COMMUNITY DEVELOPERS)

• MICHAEL WILLIAMS (BUSINESS DEV., INC.)

• DR. WELDON

• DAVE GARRISON

• ALAN DIERKER

- 11b. 92.303R and 92.304R* PUBLIC HEARING CLOSED (MCDONALD)
2601 NEWHALL STREET, east side between Williams and Egbert Avenues
 and South of Egbert Avenue adjacent to the Southern Pacific Railroad
 right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A,
 Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A
 request for two Master Plan Referrals to permit vacation of portions
 of Armstrong Avenue and Yosemite Avenue.

*(Both items were continued from Regular Meeting of August 13, 1992)

9:10 ~~5:30~~ P.M.

12.

(HORTON)

TAPE 3
 B(5290 - END)

TAPE 4
 A(0000 - 3120)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Off-Street
 Parking, and Notice and Permit Review Procedures. This week's
 briefing by staff will focus on Off-Street Parking, and Notice and
 Permit Review Procedures with an explanation of basic concepts and
 definitions, description of the proposed controls, alternative
 approaches, a comparison of the proposal to the '78 Code and NCIC,
 and implications of the regulations. The Commission may ask
 questions of staff and the public, discuss the issues presented and
 direct staff to consider and/or examine changes to the ordinance as
 initiated. There will be opportunity for public comment which will
 be limited to Off-Street Parking, and Notice and Permit Review
 Procedures only. Previous public testimony has been recorded and
 will be considered in making a decision in the future. Repeating
 previous testimony is discouraged.

Adjournment

• HAROLD BRIGHT

• JOHN SLESSINGER, AIA

• JOHN BARDI, LIBERTY HILL NEIGHBORS

• JOSEPH BUTLER, RUSSIAN HILL NEIGHBORS

• CHARLOTTE MACK, COW HOLLOW & PACIFIC HILLS NEIGHBORS

• MARGARET SIEGEL, SPEAK

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications
 may be appealed to the Board of Supervisors within 30 days. Call (415)
 554-5184 for information. Commission actions after Discretionary Review may
 be appealed to the Board of Permit Appeals within 15 days of actions by the
 Central Permit Bureau. Call (415) 554-6720 for information. Zoning
 Administrator action on a Variance application may be appealed to the Board of
 Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda
 Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

• JAKE MCGOERY, RICHMOND ASSN.

• JOHN BARDI

NOTICE

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS
 (The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

- August 27 Off-Street Parking, and Notice and Permit Review Procedures
 Recommended Review: Residential Conservation Controls (May
 1992), pages 109-115 and 226-228 (Off-Street Parking) and pages
 124-131 (Notice and Permit Review Procedures).
- September 3 Miscellaneous topics such as definitions, Special Use Districts,
 amendments to other sections of the Code.
 Recommended Review: to be determined
 Outline of procedures for adoption.

September 10 Demolition
Recommended Review: Residential Conservation Controls (May 1992)
pages 120-124

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC:705

DRAFT SUMMARY

NOTICE OF SPECIAL MEETING
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
THURSDAY,
AUGUST, 27, 1992
CITY HALL, ROOM 282
11:30 A.M.

PRESIDENT: S. UNOBSKEY, PRES.
F. FUNG, V. PRES.
T. LEVINE
S. LOWENBERG
R. BALDRIDGE
R. NOTHENBERG
BURK DELVENTHAL, CITY
ATTORNEY
LINDA AVERY, COMMISSION
SECRETARY

1:30 P.M.

11:30 A.M.

EXECUTIVE SESSION - The Commission will meet to discuss personnel matters as they relate to the appointment of a Director of Planning.

Adjournment

2:30 P.M.

AT THE CONCLUSION OF EXECUTIVE ~~SUMMARY~~ ^{SESSION,}
THE COMMISSION CONVENED INTO THEIR
REGULAR MEETING. FOLLOWING ROLL CALL,
PRESIDENT UNOBSKEY READ INTO THE RECORD
THE FOLLOWING STATEMENT:

PURSUANT TO THE BROWN ACT, THE
COMMISSION HAS MET IN CLOSED SESSION
TO CONSIDER THE APPOINTMENT OF
THE DIRECTOR OF CITY PLANNING.
THE COMMISSION VOTED UNANIMOUSLY
TO APPOINT LU BLAZET DIRECTOR
OF CITY PLANNING AT STEP III
(OF THE PAY SCALE).

() - NOT READ INTO THE RECORD.

SEP 15 1992

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 10, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey, ~~Boldridge~~ ^{ABSENT/EXCUSED}, Levine, ~~Lowenberg~~ ^{ABSENT/EXCUSED},
Nethenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

40 ROLL CALL BY:
1:30 P.M. SHARON A. ROGERS, ACTING ADMINISTRATIVE SECRETARY

A. ITEMS TO BE CONTINUED TAPE IA - CONTINUANCES TO (#0530)

- | | | | |
|--|--|---------|-------------|
| 1. | 91.214E | 91.328E | |
| EMS 1 THROUGH
6 | 91.215E | 92.287E | |
| | 91.327E | 92.288E | (GALLAGHER) |
| | Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls. (Proposed for Continuance to <u>October 15, 1992</u>) | | |
| CONTINUED AS
<u>HOWN</u> (+6-0)
SENT: BOLDRIDGE
LOWENBERG | | | |
| 2. | 91.011CVE | | (MILLER) |
| 65 DORLAND AVENUE, south side between Dolores and Guerrero Streets, Lot 78 in Assessor's Block 3578 - Request for authorization of CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION (First Covenant Church - Andersen Memorial Building) consisting of new offices and classrooms over parking, also the subject of a requested rear-yard variance, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to <u>October 22, 1992</u>) | | | |

3. 92.390C (LINDSAY)
2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.
(Proposed for Continuance to October 22, 1992)
4. 91.365C (PEARL)
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.
(Proposed for Continuance to October 8, 1992)
5. 92.228D (BERKOWITZ)
467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story rear yard deck for a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for Continuance to September 24, 1992)

SEPTEMBER 10, 1992

6. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)
 2051-55 VALLEJO STREET, northside between Laguna and Buchanan
 Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary
 Review of Building Permit Application No. 9123537 to construct a new
 roof deck at the attic level of the existing three family dwelling in
 an RM-2 (Mixed, Medium Density) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review Hearing
 (Proposed for Continuance to October 24, 1992)

B. PUBLIC COMMENT TAPE IA (#0530 to 0890)

At this time, members of the public may address the Commission on items of
 interest to the public that are within the subject matter jurisdiction of
 the Commission except agenda items. With respect to agenda items, your
 opportunity to address the Commission will be afforded when the item is
 reached in the meeting with one exception. When the agenda item has
 already been reviewed in a public hearing at which members of the public
 were allowed to testify and the Commission has closed the public hearing,
 your opportunity to address the Commission must be exercised during the
 Public Comment portion of the calendar. Each member of the public may
 address the Commission for up to three minutes. If it is demonstrated
 that comments by the public will exceed 15 minutes, the President or
 chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS TAPE IA (#0898 to 1260)

D. DIRECTOR'S REPORT

7. TIER III TAPE IA (1269-1743) ITEMS 7 > 11 (COLEMAN)
 3575 - 22ND STREET, southside between Church and Chattanooga Streets,
 Lot 40 in Assessor's Block 3629 -- Informational presentation of
 Building Permit Application No. 9209103 for construction of a
 horizontal extension to the rear containing a breakfast room in an
 RH-2 (House, Two-Family) district. This project is being brought to
 the Commission's attention pursuant to Planning Commission Resolution
 No. 12044.

8. TIER III (COLEMAN)
 1044 MUNICH STREET, westside, between Cordova and Rolph Streets, Lot
 9 in Assessor's Block 6443 -- Informational presentation of Building
 Permit Application No. 9208893 to construct a horizontal extension to
 the rear in an RH-1 (House, One-Family) district. This project is
 being brought to the Commission's attention pursuant to Planning
 Commission Resolution No. 12044.

9. TIER III (PASSMORE/BLAUVELT)
 3212 JACKSON STREET, between Presidio Avenue and Walnut Street, Lot 6
 in Assessor's Block 973 -- Informational presentation of Building
 Permit Application No. 9210261 to add a one-story rear addition to
 the existing single-family dwelling. This project is being brought
 to the Commission's attention pursuant to Planning Commission
 Resolution No. 12044.

(NO ACTION
REQUIRED)

10. TIER III (PASSMORE/BLAUVELT)
45 TERESITA BOULEVARD, between Fowler Avenue and Juanita Way, Lot 19 in Assessor's Block 2901A - Informational presentation of Building Permit Application No. 9209925 to add a rear deck to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
11. TIER III (PASSMORE/BLAUVELT)
59 CAYUGA AVENUE, between Lyell and Rousseau Streets, through lot to Alemany Boulevard, Lot 15 in Assessor's Block 6786 - Informational presentation of Building Permit Application No. 9205068 to add a garaged to the rear and a new second story to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. REGULAR CALENDAR : L.B. reported on fee increase/new bldg issue; RWP reported on Bernal Heights (TAPE IA 1742-1950)

12. TAPE IA (1960-2697) (MONTANA)
Guidelines for the Application of San Francisco's Inclusionary Affordable Housing Policy, consideration of adoption of amendments to include 1992 HUD income standards; amendments to the calculation of ownership prices; clarification of ten percent affordability goal; specification of a percent of median income rather than a range of median income for individual projects; and inclusion of uniform language tying the Guidelines to Commission Motions and a Procedures Manual. In addition, the Commission will consider standard sample language for housing affordability requirements for Commission Motions and an accompanying Procedures Manual describing definitions of terms, pricing, marketing, reporting and enforcement procedures for affordable housing units.

13. 92.340C TAPE IA (2702-3120), TAPE IB 60000 to 2871 (MILLER)
1821-31 SILLIMAN, south side between Valmar Terrace and Madison Street, Lot 39 through 42 in Assessor's Block 5943 and Lot 9 in Assessor's Block 5945 - Request for authorization of CONDITIONAL USE to establish two RESIDENTIAL CARE FACILITIES, each with six residents, in adjoining houses (1821 and 1823 Silliman Street) operated jointly with an existing six-bed residential care facility at 1831 Silliman Street, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

10 people testified

RESOLUTION
#13405
MSC

Prowler/Smith
(+6-0)

MOTION TO
APPROVE WITH
CONDITIONS

(+6-0)

MSC
SMITH/FUNG

MOTION # 13406

3:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

MS 14-16-17
CONTINUED AS SHOWN
MSC
FUNG/PROWLER
(+6-0)

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

14. 91.270D (COLEMAN)
226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of August 6, 1992)
→ CONTINUED TO SEPTEMBER 24, 1992
15. 92.115D TAPE 1B (0464-3178) TAPE 2A (0000-2612) 3:00 PM (COLEMAN)
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007-- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Continued from Regular Meeting of August 20, 1992)
→ CONTINUED TO SEPTEMBER 24, 1992
16. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of August 13, 1992)
→ CONTINUED TO OCTOBER 15, 1992

20 MINUTE BREAK TAPE 2A (STOPPED AT 2854 Turned over for RCC)

17.

(BLAUVELT)

500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary Review of Building Permit Application No. 9200474 to construct an addition to the existing two-story, single-family dwelling, in an RH-1 (D) (House, One-Family, Detached). The project sponsor proposes to construct either a new third story or a two-story rear addition.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

¹⁵
5:00 P.M. CONTINUED TO OCTOBER 15, 1992

TESTIMONY BY: 18.

1) EDITH MC MILLAN

2) JOE GRUBB

3) JOANNE LOACHLEY

4) ANNE BLOOMFIELD

5) JOE O'DONOHUE

6) JOHN BARDIS (A/B)

7) J. SCHLESINGER

8) D. MILLETT (B-3885)

9) TERRY MILNE

10) JOHN BARBEY

11) HAROLD NRIGHT

12) MARGARET SEGAL

TAPE II B. WHOLE SIDE ; TAPE III A & B - CONTINUOUS COUNT (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Demolition.

This week's briefing by staff will focus on demolition with an explanation of basic concepts and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to demolition only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

Adjournment : 8PM ±

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS

(The workshops will be held generally at 6 p.m. in room 282 of City Hall, please refer to the weekly calendar for the scheduled time.)

September 10 Demolition

Recommended Review: Residential Conservation Controls (May 1992)
pages 120-124

September 24 The Commission will hold one additional workshop on items directly related to the Residential Conservation Controls but not yet covered or not covered in sufficient detail.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

~~NOTICE OF MEETING AND CALENDAR~~

OF THE
SAN FRANCISCO

CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

SEPTEMBER 3, 1992

ROOM 282, CITY HALL

3:00 P.M.

(NOTE START TIME)

DOCUMENTS DEPT.

SEP 10 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/~~Prowler~~ Smith, Unobskey.

~~ABSENT-EXCUSED~~

CALLED TO ORDER BY ACTING SECRETARY SHARON A. ROGERS
3:00 P.M.

A. ITEMS TO BE CONTINUED

1. 1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to October 8, 1992)

B. PUBLIC COMMENT : TAPE 1A (219-721) M.S. (727-1110) T.T.

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS TAPE 1A (1117-1265)D. DIRECTOR'S REPORT TAPE 1A (1295-1590)

2.

(ARCE)

437 CAPP STREET, east side of Capp Street, between 19th and 20th Streets, Lot 40 in Assessor's Block No. 3595 -- Request for authorization to demolish an architecturally significant building, replacing it with a new structure three stories over garage containing three dwelling units (two three bedroom units and one two bedroom unit) and four off-street parking spaces.
(Continued from Regular Meeting of August 27, 1992)

CONTINUE
TO 9/17/92
(+6-0)

3.

(COLEMAN)

1030 FRANCISCO STREET, northside between Polk and Larkin Streets, Lot 2A in Assessor's Block 476 -- Informational presentation of Building Permit Application No. 9207922 to replace an existing deck at the rear of the building. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

NO
OPPOSITION
NO ACTION

4.

(COLEMAN)

103 DORANTES, northwest side between Montalvo and Magellan Avenues, Lot 26 in Assessor's Block 2884 - Informational presentation of Building Application No. 9206717 to construct a horizontal extension to the rear at three levels. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

5.

(COLEMAN)

478 DEWEY STREET, southwest side between Pacheco and Plaza Streets, Lot 16 in Assessor's Block 2864 - Informational presentation of Building Permit Application No. 9120135 to construct a third story addition that will be setback 16'-9" from the front building wall. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. REGULAR CALENDAR6. 90.239X TAPE 1A (1600-3150) TAPE 1B (3161-4170)

(BADINER)

421 POWELL STREET, northwest corner of Post and Powell Streets - Lot 6 in Assessor's Block 296 - Request to modify Motion No. 12090 approved by the City Planning Commission on December 13, 1990 to allow signage above the ground floor and to permit further minor modifications to the project to be approved administratively as permitted under Planning Code Section 309 for a project within the C-3-R (Downtown Commercial; Retail) District, an 80-130-X Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.

The project approved by Motion No. 12090 consisted of the renovation of a Category IV Preservation Building.

APPROVED
AS MODIFIED
(+6-0)
MOTION # 13403

4:45
3:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

7. 92.408D TAPE IB (4878-4496) (COLEMAN)
551-553 - 29TH STREET, southside, between Noe and Castro Streets, Lot 36 in Assessor's Block 6630 -- Request for Discretionary Review of Building Permit Application No. 9207436S for a horizontal extension to the rear in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing

8. 92.463D (COLEMAN)
2457 BAY STREET, southeast corner of Lyon Street, Lot 30 in Assessor's Block 925 -- Consideration of Discretionary Review of Building Permit Application No. 9207556S to legalize the installation of a 10 feet satellite dish antenna in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing

(BREAK-5:20)
4:30 P.M.

9. TAPE II. SIDE A TO NEAR END (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Miscellaneous Topics. This week's briefing by staff will focus on Potential for illegal dwelling units (Section 415(f) on page 33); Rehabilitation of noncomplying structures (Section 188(e) on page 264; Changes to the Special Use Districts (Nob Hill, Dolores Heights and Bernal Heights Special Use Districts, Section 238, 241 and 242 on pages 296-313); General remarks about Definitions, Section 497 (pages 135-148) and Sec. 102.8 Family (page 151); and Revised language of Section 181(c) concerning Nonconforming Uses (pages 242-244). The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to those topics listed above only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

INSERT
6:10 → SPECIAL PRESENTATION TO NORMAN KARASICK, RETIRING COMMISSIONER
BLAZEJ; HU; BIERMAN ? KARASICK

Adjournment

TAPE II SIDE B. QUESTIONS RE/RCC
COUNTER RESTART (370) M. SEGAL
(ENDING #'S) (696) J. BARDIS
(1080) J. BARBIE
(1160) J. MC GOLDRICK

ADJOURNED: 7:55 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the weekly calendar for the scheduled time.)

September 3 Miscellaneous topics such as potential for illegal dwelling units, definitions, Special Use Districts, and amendments to other sections of the Code.
Recommended Review: see under item #9

September 10 Demolition
Recommended Review: Residential Conservation Controls (May 1992) pages 120-124

September 17 The Commission will hold one additional workshop on items directly related to the Residential Conservation Controls but not yet covered or not covered in sufficient detail.

The public is invited to suggest additional topics to be covered. These requests should be in writing to the City Planning Commission and sent to the attention of Inge Horton. They have to be received by September 9, at 5 p.m. On September 10, the Commission will review the suggestions and decide which topics are appropriate for a workshop.

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

SF
C55
#21
9/17/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 17, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

SEP 22 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzey/Boldridge~~, Levine, Lowenberg,
~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:45 P.M.
1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0070-0180)

ITEMS
1-4
CONTINUED
AS
INDICATED
(6-0)
ABSENT:
BOLDRIDGE

1. 91.746E (GLASNER)
117-133 DIVISADERO STREET, Assessor's Block 1259, Lots 10, 11, and 12. Appeal of Preliminary Negative Declaration. The proposed project would develop three currently vacant lots with nine new two-bedroom units and nine off-street parking spaces.
(Proposed for Continuance to September 24, 1992)
2. 91.746C (HART)
117-127 DIVISADERO STREET, west side between Duboce Avenue and Waller Street; Lot 11 and 12 in Assessor's Block 1259 -- Request for Conditional Use authorization to permit two lots to be merged into one lot and allow the construction of one dwelling unit for each 1,000 square feet of lot area (Section 209.1(h)).
(Proposed for Continuance to September 24, 1992)
3. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as interim controls for a period not to exceed 6 months.
(Proposed for Continuance to October 1, 1992)

4. 92.288ET (HORTON)
 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the
 Residential Conservation Controls as permanent controls. (For a
 description of the ordinance see 92.287ET above)
 (Proposed for Continuance to October 1, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0185-0510)

- ① MIKE PAGE At this time, members of the public may address the Commission on items of
 interest to the public that are within the subject matter jurisdiction of
 the Commission except agenda items. With respect to agenda items, your
 opportunity to address the Commission will be afforded when the item is
 reached in the meeting with one exception. When the agenda item has
 already been reviewed in a public hearing at which members of the public
 were allowed to testify and the Commission has closed the public hearing,
 your opportunity to address the Commission must be exercised during the
 Public Comment portion of the calendar. Each member of the public may
 address the Commission for up to three minutes. If it is demonstrated
 that comments by the public will exceed 15 minutes, the President or
 chairperson may continue Public Comment to another time during the meeting.
- W: 3400
 BAKER ST.
- 2) MARY ANN MILLER
- W: DEPT. BUDGET NEEDS DISCUSSED IN PUBLIC FORUM

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0515-1071)
 LOWENBERG - DONATE CPC STIPEND TO FRIENDS OF CITY PLANNING
 ADVISE - PARK PLANNING / BUDGET; DR RECONCILIATION REQUIREMENTS; ALC

D. DIRECTOR'S REPORT

- * 5. Consideration of Resolution of Intent to Initiate a Fee Surcharge to
 Cover Department's Share of Costs to Acquire 1660 Mission Street to
 house the Department and other City agencies. (TAPE 1A: #2500-2535)
 CONTINUED TO 9-24-92

6. (TAPE 1A: #2540-3155) (TAPE 1B: #000-1520) (PASSMORE) / (ARCE)
 437 CAPP STREET, east side of Capp Street, between 19th and 20th
 Streets, Lot 40 in Assessor's Block No. 3595 -- Request for
 authorization to demolish an architecturally significant building,
 replacing it with a new structure three stories over garage
 containing three dwelling units (two three bedroom units and one two
 bedroom unit) and four off-street parking spaces.
 (Continued from Regular Meeting of September 3, 1992)
- DISCUSSION IN HEAD.
 NO ACTION REQUIRED.

- COMMISSION INSTRUCTION TO STAFF; PUBLIC DISCUSSION.
 NO ACTION REQUIRED.
7. (TAPE 1B: #1728-2880) (HORTON)
 Discussion of Topics for Residential Conservation Controls Workshop
 on September 24, 1992.

E. REGULAR CALENDAR

8. 92.005Q (L.SCOTT)
 1405 GREENWICH STREET, southwest corner of Polk Street, Lot 1 in
 Assessor's Block 523 - Five unit residential condominium conversion
 subdivision, review for consistency with the Master Plan in an RM-2
 (Mixed Residential, Moderate Density) District
 (Continued from Regular Meeting of July 30, 1992)
 (6-0)
- WITHOUT HEARING, CONTINUED TO 10-15-92
 (6-0)
- ABSENT: BOLDRIDGE

* BUDGET & NON-SCHEDULED MATTERS (BLAZET)

- BUDGET (TAPE 1A: #1088-2430)
 - TOUR WITH REG./PARK PROPOSED ACQUISITION SITES (TAPE 1A: #2438-2495)

SEPTEMBER 17, 1992

9. 90.150C (TAPE 1B: #2890-3154) (TAPE 11A: #0000-0221) (NIXON)
 31 HOWTH STREET, east side between Ocean and Geneva Avenues, Lot 12A
 in Assessor's Block 6944 - Request for conditional use approval to
 allow three dwelling unit on a single 4,994 square foot lot pursuant
 to Planning Code Section 209.1 (g) which permit up to one dwelling
 unit for each 1,500 square feet of lot area. The proposal is to
 remove one illegal dwelling unit and legalize two currently illegal
 dwelling unit for a total of three dwelling units on the property.
 The lot is located within an RH-2 (House, Two-Family) District and a
 40X height and bulk District.

THESE
 ITEMS
 WERE
 CALLED
 & HEARD
 TOGETHER

APPROVED
 / CONDITIONS
 (6-0)
 ABSENT:
 BALDRIDGE
 MOTION #:
 13407

The project requires a variance for (i) providing only two of the
 three required parking spaces and (ii) legalization of a dwelling unit
 constructed within the required rear yard. The variance request will
 be heard by the Zoning Administrator concurrently with the
 conditional use hearing.

10. 90.150V (NIXON)
 31 HOWTH STREET, eastside between Ocean and Geneva Avenues; Lot 12A
 in Assessor's Block 6948 in an RH-2 (House, Two-Family) District.

AFTER HEARING
 PUBLIC TESTIMONY
 OF ZONING
 ADMINISTRATOR
 USED THE
 PUBLIC HEARING.

REAR YARD VARIANCE SOUGHT: The proposal is to legalize a one-story
 single family structure constructed entirely within the required rear
 yard, 67 years ago, without benefit of a building permit.

IF THEN INDICATED
 INCLINATION
 GRANT BOTH
 VARIANCES.

Section 134 of Planning Code requires a minimum rear yard depth of
 61.65 feet deep lot. The 22 feet deep by 28 feet wide building
 leaves 24 feet of unobstructed rear yard area at the rear of the lot
 and approximately 14.35 of unobstructed rear yard area the mid-point
 of the lot.

PARKING VARIANCE SOUGHT: The proposal is to provide two on-site
 parking spaces where three are required. Two independently
 accessible spaces will be provided in the garage of the proposed
 duplex at the front of the lot.

Section 151 of the Planning Code requires one independently
 accessible parking space of 160 square feet for each dwelling unit.

11. 90.851C (TAPE 11A: #2225-3056) (NIXON)
 4126 - 17TH STREET, northside between Castro and Douglass Streets,
 Lot 28 in Assessor's Block 2623 - Request for Authorization of
 Conditional Use to construct five dwelling units on a lot containing
 5,500 square feet of area as allowed in Section 209.1(h). The
 proposal is to demolish the existing single family structure and
 construct five dwelling units. The new building would have a three
 story over garage two unit portion near the front of the lot
 separated by an approximately 17-foot deep courtyard from the four
 story above grade three unit rear section. The subject property is
 zoned RH-3 (Residential, House, Three-Family) District with a 40-X
 Height and Bulk District
 (Continued from Regular Meeting of June 18, 1992)

APPROVED
 / CONDITIONS
 S MODIFIED
 (6-0)
 ABSENT:
 BALDRIDGE
 MOTION #:
 13408

~~5:30-8:00 P.M.~~
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

No D. R. 12. 92.425D (~~TAPE II B: #0000-1223~~) (BERKOWITZ)
(6-D) 1020 CHURCH STREET, west side between 22nd and 23rd Streets, Lot 4 in Assessor's Block 3628 - Request for Discretionary Review of Building Permit Application No. 9206485 for the construction of a four story, two-unit residential building in an RM-1 (Mixed-Residential, Low Density) district
ABSENT: BOLDRIDGE
a) Consideration of Discretionary Review
b) Discretionary Review hearing

No D. R. 13. 92.474D (~~TAPE II B: #2235-3166~~) (~~TAPE III A: #0-0862~~) (BERKOWITZ)
(6-D) 2941 CLAY STREET, south side between Broderick and Divisadero Streets, Lot 29 in Assessor's Block 1004 - Request for Discretionary Review of Building Permit Application No. 9212563 for the installation of a kitchen window in a single family house in an RH-2 (House, Two-Family) district.
ABSENT: BOLDRIDGE
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

WITHOUT HEARING, 14. 92.442D (BERKOWITZ)
CONTINUED 546 TERESITA BLVD., west side between Bella Vista and Arroyo Ways Lot 8 in Assessor's Block 2966A - Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.
TD
9-24-92
(6-D)
ABSENT: BOLDRIDGE
a) Consideration of Discretionary Review
b) Discretionary Review hearing

WITHOUT HEARING, 15. 92.410D (BERKOWITZ)
CONTINUED 3035 PIERCE STREET, west side between Filbert and Greenwich Streets, Lot 3 in Assessor's Block 513 - Request for Discretionary Review of Building Permit Application No. 9015928 to construct a fourth floor of occupancy for a one-family house in an RH-2 (House Residential, Two-Family) district.
TD
9-24-92
(6-D)
ABSENT: BOLDRIDGE
a) Consideration of Discretionary Review
b) Discretionary Review hearing

6:40

4:30 P.M.

16. 92.260C (GREEN)
 601 LINCOLN WAY, southwest corner of 7th Avenue; Lot 50 in Assessor's Block 1743 - Request for Conditional use Authorization to modify an existing NON-CONFORMING AUTOMOTIVE GAS STATION located within an RH-2 (House, Two-Family) District. The proposal is to modify the existing non-conforming automotive gas station by adding retail sale of food items and other non-auto related items within the station building. Also, included in the proposal are architectural changes such as new canopies and gas pump dispensers.
 (Continued from Regular Meeting of July 30, 1992)
17. 92.259C (TAPE IIIA: #1010-3161) (TAPE IIIB: #0-3167) (TAPE IIA: #0-1400) (GREEN)
 3913 - 24TH STREET, south side between Sanchez and Noe Streets; Lot 39 in Assessor's Block 6508 -- Request for Conditional Use Authorization to add OTHER ENTERTAINMENT (as defined by Section 790.38 of the Planning Code) to an existing Large Self Service Cafe/Delicatessen Restaurant located within the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to add live entertainment in the form of non-amplified acoustical music, improvisational performances, and poetry reading to the existing restaurant which seats up to 49 persons in approximately 1,100 square feet of area. The performances would take place during normal dining hours.
 (Continued from Regular Meeting of July 23, 1992)

Adjournment — 9:00 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS
 (The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the weekly calendar for the scheduled time)

September 24 The Commission will hold one additional workshop on items directly related to the Residential Conservation Controls but not yet covered or not covered in sufficient detail.

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC: 708

F
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

55
NOTE: Items listed on this calendar will not be heard before the stated time.

21
24/92
NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 24, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 28 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elsay~~/Boldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40
1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0034-0150)

- ITEMS
1 & 2
CONTINUED
1. 91.548M (SHOTLAND)
Proposal to amend the Recreational and Open Space Element of the Master Plan, revising Regional and Citywide Policies and Maps on Recreational Trails to incorporate the Bay and Ridge Trails into the Master Plan.
(Proposed for Continuance to October 1, 1992)

- AS
SHOWN
(5-0)
ABSENT:
BOLDRIDGE
SMITH
2. 92.463D (COLEMAN)
2457 BAY STREET, southeast corner of Lyon Street, Lot 30 in Assessor's Block 925 -- Consideration of Discretionary Review of Building Permit Application No. 9207556S to legalize the installation of a 10 feet satellite dish antenna in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Proposed for Continuance to October 22, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0153-1375)

VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing,

Public Comment continued

your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS - NONED. DIRECTOR'S REPORT

- MATTER HAS BEEN REMOVED FROM CONSIDERATION BY THIS COMMISSION* 3. (TAPE 1A: #1380-1570) Consideration of Resolution of Intent to Initiate a Fee Surcharge to Cover Department's Share of Costs to Acquire 1660 Mission Street to House the Department and other City agencies.
- PRESENTATION COMPLETED. NO ACTION REQUIRED.* 4. 90.599ECTZ (TAPE 1A: #1579-2040) (GREEN) 645 HAIGHT STREET, Presentation of revisions to previously authorized housing project on site over 10,000 sq. ft. in an NC-1 District.

2:00 P.M.

E. REGULAR CALENDAR

- PUBLIC HEARING HELD. NO ACTION TAKEN.* 5. (TAPE 1A: #2100-3170) (TAPE 1B: #0000-3005) (BLAZEJ) 2:05 p.m. Presentation and Discussion of the Department's Work Program and Budget — Pursuant to the Mayor's Request that the Department delete positions, cut costs and/or generate new revenue to achieve a budget saving of \$490,000 for Fiscal Year 1992/93.
- PRESENTATIONS MADE. CONTINUED TO EXECUTIVE SESSION ON 10-8-92 (6-0) ABSENT: SMITH* 6. (TAPE IIIA: #2200-3090) (BASH) 7:10 p.m. *ITEM WAS MOVED TO THE 6 p.m. CALENDAR* Consideration of District and Qualifications of Persons Interested in Appointment by the City Planning Commission to a Hazardous Waste Facility Local Assessment Committee to advise the Commission regarding a proposal by the Sanitary Fill Company to expand its Household Hazardous Waste Collection Facility to accept 1) increasing amounts of household hazardous waste and 2) certain business hazardous wastes.
- AFTER RECEIVING TESTIMONY PUBLIC HEARING WAS CLOSED. MATTER CONTINUED TO 10-8-92 (6-0) ABSENT: SMITH* 7. 92.327C (TAPE 1B: #3010-3149) (TAPE II A: 0000-1720) (HING) 2625 MISSION STREET, east side between 22nd and 23rd Streets; Lot 29 in Assessor's Block 3687 - Request for Conditional use Authorization to establish a Small-Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in the NC-3 (Moderate-Scale) Neighborhood Commercial District/Mission Street Fast Food Subdistrict. The proposal is to convert 90 sq. ft. of space in an existing retail clothing store to a self-service ice cream shop by installing a counter and service area. The establishment has a total floor area of approximately 2,000 sq. ft.
- NEG. DEC. UPHELD (6-0) ABSENT: SMITH MOTION #13409* 8. 91.746E (TAPE IIA: #2135-3133) (TAPE IIB: #0000-3129) (TAPE IIIA: #0000-1760) (GLASNER) 4:10 p.m. 117-133 DIVISADERO STREET, Assessor's Block 1259, Lots 10, 11, and 12. Appeal of Preliminary Negative Declaration. The proposed project would develop three currently vacant lots by constructing one three-unit townhouse on each for a total of nine new two-bedroom units. Nine off-street parking spaces would be provided. (Continued from Regular Meeting of September 17, 1992)

- APPROVED 9. 91.746C (TAPE IIA: #2550-3133) (TAPE IIB: #0000-3129) (TAPE IIIA: #0000-2199) 4:10 P.M. (HART)
 WITH CONDITIONS 117-127 DIVISADERO STREET, west side between Duboce Avenue and Waller Street; Lots 11, and 12 in Assessor's Block 1259 -- Request for Conditional Use authorization to permit two lots to be merged into one lot and to allow the construction of dwellings at a density ratio up to one dwelling unit for each 1,000 square feet of lot area in an RH-3 (House, Three-Family) District with a 40-X height and bulk designation (Section 209.1(h) of the Planning Code). The proposal is to construct six units in a single building, designed to have the identity of two four-story buildings.
 MODIFIED (6-0)
 ABSENT: SMITH
 MOTION #: 13410
 (Continued from Regular Meeting of September 17, 1992)

10. 91.746D (TAPE IIA: #2550-3133) (TAPE IIB: #0000-3129) (TAPE IIIA: #0000-2199) 4:10 P.M. (HART)
 No D.R. 129-133 DIVISADERO STREET, west side between Duboce Avenue and Waller Street, Lot 10 in Assessor's Block 1259 - Request for Discretionary Review of Building Permit Application No. 9121702 to construct three dwelling units in a three story over garage building in an RH-3 (House, Three-Family) District
 (6-0)
 ABSENT: SMITH
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing

4:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

11. 92.115D (TAPE # IIA: #1725-2130) (COLEMAN) COMMENT: 337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007-- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district. #7
 WITHDRAWN a) Consideration of Discretionary Review hearing
 b) Discretionary Review hearing
 (Continued from Regular Meeting of September 10, 1992)
12. 91.270D (TAPE IIB: #0165-0320) (TAPE IVA: #1500-1530) (COLEMAN) COMMENT: 226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. #6 + #14
 WITHDRAWN The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of September 10, 1992)

SEPTEMBER 24, 1992

- PROJECT
WITHDRAWN
PRIOR TO
HEARING*
13. 92.228D *Public Hearing Closed* (BERKOWITZ)
467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story rear yard deck for a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting September 10, 1992)
- AFTER
RECEIVING
TESTIMONY, THE
PUBLIC HEARING
WAS CLOSED.
CONTINUED TO
11-12-92
(5-0)
ABSENT: BOLDRIDGE + SMITH*
14. 92.442D (TAPE III B: #0350-3156) (TAPE IV A: 0000-1478) 7:45 p.m. (BERKOWITZ)
546 TERESITA BLVD., west side between Bella Vista and Arroyo Ways Lot 8 in Assessor's Block 2966A - Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 17, 1992)
- WITHOUT
HEARING,
CONTINUED TO
10-22-92
(6-0)
ABSENT: SMITH*
15. 92.410D (BERKOWITZ)
3035 PIERCE STREET, west side between Filbert and Greenwich Streets, Lot 3 in Assessor's Block 513 - Request for Discretionary Review of Building Permit Application No. 9015928 to construct a fourth floor of occupancy for a one-family house in an RH-2 (House Residential, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 17, 1992)
- 6:00 P.M.
- WORKSHOP
HELD.
NO ACTION
TAKEN*
16. (TAPE IV A: #1550-3125) (TAPE IV B: #0000-2256) 9:00 p.m. (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) - Workshop on Front Setbacks, Design Review Procedures, Census Statistics about Growing Household Size, Summary of Public Comment received during the Workshops, and Staff Recommendations. This week's briefing will focus on the topics mentioned above. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to the above topics. Repeating previous testimony is discouraged.

Adjournment - 10:25 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 710



NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR

OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION

REGULAR MEETING
THURSDAY

OCTOBER 1, 1992
ROOM 282, CITY HALL
1:30 P.M.

(NOTE START TIME)

DOCUMENTS DEPT.

OCT 05 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elsey/Boldridge~~, Levine, Lowenberg, ~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40
1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0030-0090)

1. 92.493C (MONTANA)
103-105 FREELON STREET, southwest corner at Fourth Street; Lot 30 of Assessor's Block 3777 - Request for Conditional Use authorization to convert a dwelling unit to additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X height and bulk district.
(Proposed for Continuance to November 5, 1992)
2. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months.
(Continued from Regular Meeting of August 6, 1992)
(Proposed for Continuance to October 29, 1992)
3. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of August 6, 1992)
(Proposed for Continuance to October 29, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0100-1720)VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #1725-2036)* D. DIRECTOR'S REPORT (TAPE 1A: #2040-3153) (TAPE 1B: #0000-1215) - SEE BELOWE. REGULAR CALENDAR

4. 90.378C (BADINER)

WITHOUT HEARING, CONTINUED TO 11-12-92 (6-0)
ABSENT: BOLDRIDGE
2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51: Request for Conditional Use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 residential hotel units to 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

5a. 92.512D (TAPE 1B: #1220-2490) 3:05 P.M. (SCOTT)
ADOPTED STAFF REC. OF NO D.R. W/ CONDITIONS IMPOSED ON PROJECT
2400 STEINER STREET, northeast corner of Steiner and Washington Streets, Lot 17 in Assessor's Block 606 - Building Permit Application 9209167 to merge a first story and a second story unit in an existing five unit dwelling in an RM-1 (Mixed Residential, Low Density) District.

(6-0) 5b. 2400 STEINER STREET, northeast corner of Steiner and Washington Streets, Lot 17 in Assessor's Block 606 - Informational presentation of Building Permit Application 9209167 to add two garage doors, each 8 feet wide (total 16 feet) on the Washington Street side in an RM-1 (Mixed Residential, Low Density) District. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

6. 91.548M (TAPE 1B: #2500-3154) (TAPE 1A: #0000-2533) 3:50 P.M. (SHOTLAND)
APPROVED (6-0)
ABSENT: PROPOSAL to amend the Recreation and Open Space Element of the Master Plan, revising Regional and Citywide Policies and Maps on Recreational Trails to incorporate the Bay Trail, Ridge Trail, and Coastal Trail into the Master Plan.
(Continued from Regular Meeting of September 24, 1992)

BOLDRIDGE

MOTION #: 13411

* DIRECTOR'S REPORT:

- CANCELED OCT. 8 MEETING & CONTINUED SCHEDULED ITEMS (6-0) ABSENT: BOLDRIDGE (ACTION BY COMMISSION)
- BUDGET
- MOVE TO 1660 MISSION
- CENTER FOR CRITICAL ARCHITECTURE - FOCUS ON WATERFRONT AREA
- NEW SCHEDULE FOR RCC
- DEMOLITION & DE FACTO DEMOLITIONS

COMM. ACCESS FROM 3:30p TO 3:50p

OCTOBER 1, 1992

3:00 P.M.

APPROVED 7. 92.389C (TAPE IIA: #2540-2840) 4:50p.m.
(HING)
' CONDITIONS 582 CASTRO STREET, west side between 18th and 19th Streets; Lot 13 in
(6-0) Assessor's Block 2695 -- Request for Conditional Use Authorization to
SENT: allow an existing commercial retail tenant to occupy floor area in
BALDRIDGE excess of 2,500 square feet (Planning Code Section 121.2) within the
CASTRO STREET Neighborhood Commercial District. The proposal is to
alter the interior of an existing three story building to permit by
constructing a connecting interior stairway between the first and
second floors resulting in occupancy by a single tenant.

APPROVED 8. 92.373C (TAPE IIA: #2845-2931) 5:00p.m.
(HING)
' CONDITIONS 1713 TARAVAL STREET, south side between 27th and 28th Avenues; Lot
(6-0) 44A in Assessor's Block 2398 -- Request for Conditional Use
SENT: BALDRIDGE Authorization to expand an existing Full Service Restaurant (as
defined by Section 790.92 of the Planning Code) in the NC-2/Taraval
Street Restaurant and Fast Food Subdistrict. The proposal is to
enlarge the establishment by adding floor area to the rear, creating
a new kitchen, and expanding the seating capacity from 25 to 49
persons. The total floor area will increase from 525 square feet to
approximately 1,295 square feet.

APPROVED 9. 92.315C (TAPE IIA: #2835-3157) (TAPE IIB: #0000-2456) 5:05 p.m.
(GREEN)
' CONDITIONS OCEAN BEACH, southeast corner of intersection of Great Highway and
MODIFIED Cabrillo Street; Lot 4 in Assessor's Block 1692 - Request for
(6-0) Conditional Use Authorization to amend a Planned Unit Development
SENT: BALDRIDGE previously authorized as set forth in City Planning Commission Motion
No. 8365 within an NC-1 (Neighborhood Commercial Cluster) District.
The project involves a request to amend the previously approved
project by enlarging an existing unoccupied restaurant from the
authorized size of 6,000 square feet to approximately 8,300 square
feet in size. Also, the project includes a request to relandscape
and add signage to the public right-of-way of Cabrillo Street
adjacent to the property.

APPROVED 10. 92.260C (TAPE IIB: #2460-3158) (TAPE IIIA: #0000-2266) 5:55 p.m.
(GREEN)
' CONDITIONS 601 LINCOLN WAY, southwest corner of 7th Avenue; Lot 58 in Assessor's
MODIFIED Block 1743 - Request for Conditional use Authorization to modify an
(6-0) existing NON-CONFORMING AUTOMOTIVE GAS STATION located within an RH-2
SENT: BALDRIDGE (House, Two-Family) District. The proposal is to modify the existing
non-conforming automotive gas station by adding retail sale of food
items and other non-auto related items within the station building.
Also, included in the proposal are architectural changes such as new
canopies and gas pump dispensers.
(Continued from Regular Meeting of September 17, 1992)

Adjournment — 6:40p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 711

SF
C55
#21

5/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 15, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.
OCT 20 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Eley~~/Boldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:50
~~1:30~~ P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0050-0140)

- ITEMS
1-3
CONTINUED
AS
SHOWN
(6-0)
1. 92.151L (MARSH)
2135 SUTTER STREET, GOLDEN GATE COMMANDERY OF THE KNIGHTS TEMPLAR (Macedonia Missionary Baptist Church), south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood-Commercial) District and a 50-X Height and Bulk District.
(Proposed for Continuance to October 29, 1992)
2. 91.214E 91.328E
91.215E 92.287E
91.327E 92.288E (GALLAGHER)
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls. (Proposed for Continuance to December 3, 1992)
3. 91.365C (PEARL)
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and
- ABSENT:
SMITH

Item 91.365C continued

ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District. (Continued from Regular Meeting of October 8, 1992) (Proposed for continuance to October 22, 1992)

B. PUBLIC COMMENT - *NONE*

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0160-1240)

1. *LOWENBERG: RE: OPEN SPACE TOUR w/ REC. PARK*
 2. *LEVINE: RE: A. CIVIL SERVICE MEMO ON PERFORMANCE APPRAISAL WORKSHOPS*
 D. DIRECTOR'S REPORT O. *RE: ROAD*

*. *UN-SCHEDULED: FREEWAY RAMP FROM DRY BRIDGE - (BLAZE)* (TAPE 1A: #1244-1980)

4. TIER III (TAPE 1A: #1990-2090) (COLEMAN)

4024 - 25TH STREET, northside, Lot 10 in Assessor's Block 6537 -- Informational presentation of Building Permit Application No. 9204828 for construction of an extension to the rear that exceeds the average depth of the adjacent structures. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044

(Continued from Regular Meeting of October 8, 1992)

5. TIER III (SAME AS #4) (COLEMAN)

84 FOREST VIEW DRIVE, eastside, Lot 28 in Assessor's Block 7246 -- Information presentation of Building Permit Application No. 9122936 for a vertical addition that adds a story to an existing one-story over garage structure. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(Continued from Regular Meeting of October 8, 1992)

6. TIER III (SAME AS #4) (COLEMAN)

641 SAN JOSE AVENUE, Lot 71 in Assessor's Block 6597 -- Informational presentation of Building Permit Application No. 9207460 to add a garage door. Thereby, exceeding the 2' foot limit for garage doors established by the NCIC (The project will have two garage doors that will be 7'-8" each). This project is being brought to the Commission's attention pursuant to Planning Commission's Resolution No. 12044.

ITEMS

4-15;

No OPPOSITION

No D.R.

(7-0)

7. TIER III (*SAME AS #4*) (COLEMAN)
194 SUSSEX STREET, northside, Lot 3 in Assessor's Block 7553 --
Informational presentation of Building Permit Application No. 9208097
for a horizontal extension (that exceeds the NCIC limit) that also
raises the roof 3 feet. This project is being brought to the
Commission's attention pursuant to Planning Commission Resolution No.
12044.
8. TIER III (*SAME AS #4*) (COLEMAN)
232 RANDALL STREET, westside, Lot 55 in Assessor's Block 6664 --
Informational presentation of Building Permit Application No. 9209917
for both a vertical and horizontal extension (that exceed the NCIC
requirements. This project is being brought to the Commission's
attention pursuant to Planning Commission No. 12044.
9. TIER III (*SAME AS #4*) (COLEMAN)
1030 SHRADER STREET, eastside, Lot 15 in Assessor's Block 1272 --
Informational presentation of Building Permit Application No. 9111626
to remove an existing back porch and replace it with an 8' by 14 foot
deck, 10' high with stairs into the rear yard. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.
10. TIER III (*SAME AS #4*) (COLEMAN)
96 SYLVAN TERRACE, westside, Lot 25 in Assessor's Block 7250 --
Informational presentation of Building Permit Application No. 9212369
to construct a two story horizontal extension to the rear consisting
a deck and solarium (22'-6" x 8' x 23"). This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.
11. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)
230 HEARST AVENUE, between Congo and Detroit Streets, Lot 10 in
Assessor's Block 3118 -- Informational presentation of Building
Permit Application No. 9209429 to construct a two-story rear addition
to the existing single-family dwelling. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.
12. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)
1027 GOETTIGEN STREET, between Ordway and Ward Streets, Lot 32 in
Assessor's Block 6170 -- Informational presentation of Building
Permit Application No. 9208419 to construct a two-story rear addition
to the existing single-family dwelling. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.
13. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)
634 - 34TH AVENUE, between Anza and Balboa Streets, Lot 51 in
Assessor's Block 1576 -- Informational presentation of Building
Permit Application No. 9209407 to construct a one-story rear addition
to the existing single-family dwelling. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.

14. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)
 1069 BROADWAY, between Taylor and Jones Streets, Lot 53 in Assessor's Block 157 -- Informational presentation of Building Permit Application No. 9209291 to extend to the rear the existing roof in the course of reconfiguring a mechanical penthouse on a two-story rear addition to the existing three-unit residential dwelling. This project is being brought to the Commission's attention pursuant to Planning commission Resolution No. 12044.
15. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)
 450 - 30TH STREET, between Noe and Sanchez Streets, Lot 36 in Assessor's Block 1511 -- Informational presentation of Building Permit Application No. 9211772 to construct a deck (approximately 4.5 feet above grade) at the front of the existing single-family dwelling. The house and proposed deck are in the rear portion of the lot. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

2:15
~~2:00~~ P.M.

E. REGULAR CALENDAR

16. (*TAPE 1A: #2095-3154*) (*TAPE 1B: #0000-0850*) (BASH)
 HAZARDOUS WASTE FACILITY, Consideration of Appointment of members to a Local Assessment Committee to advise the Commission regarding a proposal by the Sanitary Fill Company to expand its Household Hazardous Waste Collection Facility to accept
 1) increasing amounts of household hazardous waste and
 2) certain business hazardous wastes
 (Continued from Regular Meeting of October 8, 1992)

- APPROVED 17. (*TAPE 1B: #0855-2026*) PUBLIC HEARING CLOSED 2:50 P.M.
 W/ CONDITIONS 2625 MISSION STREET, east side between 22nd and 23rd Streets; Lot 29 (HING)
 AS MODIFIED in Assessor's Block 3687 - Request for Conditional use Authorization to establish a Small-Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in the NC-3 (Moderate-Scale) Neighborhood Commercial District/Mission Street Fast Food Subdistrict. The proposal is to convert 90 sq. ft. of space in an existing retail clothing store to a self-service ice cream shop by installing a counter and service area. The establishment has a total floor area of approximately 2,000 sq. ft.
 NO: LEVINE
 UNBOSKEY
 EXCUSED: SMITH
 MOTION #: 13415
 (Continued from Regular Meeting of October 8, 1992)
- NOTE: ON SEPTEMBER 24, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE PUBLIC HEARING WAS CLOSED AND THE MATTER WAS CONTINUED TO OCTOBER 8, 1992 BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

- DISAPPROVED 18. (*TAPE 1B: #2035-3154*) (*TAPE 1A: #0000-0240*) (L. SCOTT)
 (FOUND NOT TO BE CONSISTENT WITH THE MASTER PLAN) 1405 GREENWICH STREET, southwest corner of Polk Street, Lot 1 in Assessor's Block 523 - Six unit residential condominium conversion subdivision, review for consistency with the Master Plan in an RM-2 (Mixed Residential, Moderate Density) District.
 (Continued from Regular Meeting of September 17, 1992)

RECESSED FROM
 3:20 TO 3:35 P.M.

(7-0)
 MOTION FF: 13416

OCTOBER 15, 1992

- APPROVED 19. 92.330C (TAPE IIA: #0250-2261) (L. SCOTT)
) CONDITIONS 2198 JACKSON STREET, northeast corner of Jackson and Buchanan
 MODIFIED Streets, Lot 7 in Assessor's Block 590 - Request for Conditional use
 (7-0) approval to allow transient use of up to five of ten existing guest
 TION #: rooms in an RH-2 (House, Two-Family) District.
 13417
 20. 92.539C (TAPE IIA: #2265-3157) (TAPE IIB: #0000-2167) 4:43 P.M.
 RTING HEAD. 1409 HAIGHT STREET, southwest corner of Masonic Avenue; Lot 1 in (NISHIMURA)
 OTTER FOUND Assessor's Block 1244. Conditional Use authorization was granted by
 COMPLIANCE the City Planning Commission in August 1991, to add tables and chairs
 CONDITIONS OF for a maximum seating capacity of up to 49 persons in the ground
 APPROVAL. floor 765 square foot customer area only of a coffee house, a Large
 (7-0) Fast Food Restaurant as defined in City Planning Code Section 790.90,
 having a total floor area of approximately 1,560 square feet in the
 Haight Street Neighborhood Commercial District. As per one of the
 conditions of approval, the City Planning Commission shall review the
 subject coffee house for compliance with the conditions of approval
 of its Conditional Use authorization.
 (Continued from Regular Meeting of October 8, 1992)

5:35
 4:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:30 P.M. THE CITY PLANNING COMMISSION WILL
 CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES
 GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN
 EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT
 HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED
 TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

- WITHOUT HEARING, 21. 91.597D (TAPE IIB: #2185-2219) (BLAUVELT)
 CONTINUED TO 2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25
 1-19-92 in Assessor's Block 1870 -- Request for Discretionary Review of
 (7-0) Building Permit Application No. 911383 to construct a horizontal and
 vertical addition to the existing single-family dwelling and
 construct a second dwelling unit in the house, in an RH-2 (House,
 Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of September 10, 1992)
- WITHOUT HEARING, 22. (SAME AS #21) (BLAUVELT)
 CONTINUED TO 500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe
 1-19-92 Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary
 (7-0) Review of Building Permit Application No. 9200474 to construct an
 addition to the existing two-story, single-family dwelling, in an
 RH-1 (D) (House, One-Family, Detached). The project sponsor proposes
 to construct either a new third story or a two-story rear addition.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of September 10, 1992)

OCTOBER 15, 1992

23. 92.494D (TAPE II B: #2225-3162) (TAPE III A: #0000-0784) (COLEMAN) ^{5:45 p.m.}
 31 ERVINE STREET, southside; lot 79 in Assessor's Block 6190 --
 Request for Discretionary Review of Building Permit Application
 9216514 to legalize rear deck and stairs. The deck is located at the
 second floor in an RH-1 (House, One-Family) District
 a) Consideration of Discretionary Review
 b) Discretionary Review Hearing
 (Continued from Regular Meeting of October 8, 1992)

6:35
 6:00 P.M.

RECESSED FROM
 6:20 TO 6:35 p.m.

- WORKSHOP 24. (TAPE III A: #0790-3152) (TAPE III B: #0000-1358) (HORTON)
 COMPLETE. RESIDENTIAL CONSERVATION CONTROLS (RCC-D) - Workshop on Level 2
 NO ACTION permit applications which exceed basic standards of the revised RCC-D
 REQUIRED. ordinance. This is an informational briefing on a proposal which
 will be further explored in hearings scheduled for October 29,
 November 5, 12 and 19, 1992.

Adjournment — 7:45 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Workshops and Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall), please refer to the calendar of the specific date)

- October 15 Workshop on proposal of Level 2 Review (Material on this item will be available to the Commission and public on October 8, 1992)
- October 29 & Public hearings on RCC. Staff will present a summary and
 November 5 analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.
- November 12 & Public hearings on RCC. The Commission will listen to public
 November 19 testimony on the RCC alternatives and staff recommendations and give further direction to staff.

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

January 7 Publication of revised ordinance for review by the Planning
or 14, 1993 Commission and public.

February 4 Public hearings start on the revised ordinance. Further
or 11, 1993 revisions if requested by the Commission.

Mid March Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors.

The schedule is subject to change.

CPC: 713

5F
C55
#21

10/22/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 22, 1992
ROOM 282, CITY HALL
4:00 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

OCT 26 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzey/Beldridge~~, Levine, ~~Lowenberg~~,
~~Mothenberg~~/Prowler, Smith, Unobskey.

4:10
~~4:00~~ P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0030-0145)

1. 92.410D (BERKOWTIZ)

3035 PIERCE STREET, west side between Filbert and Greenwich Streets, Lot 3 in Assessor's Block 513 - Request for Discretionary Review of Building Permit Application No. 9015928 to construct a fourth floor of occupancy for a one-family house in an RH-2 (House Residential, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of September 24, 1992

(Proposed for continuance to October 29, 1992)

ITEMS
1-5-

CONTINUED

AS SHOWN

(5-0)

ABSENT: 2.

BELDRIDGE

LOWENBERG

92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)

2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of September 10, 1992)

NOTE: ON JUNE 25, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.

(Proposed for continuance to November 5, 1992)

3. 91.011CVE (MILLER)
65 DORLAND AVENUE, south side between Dolores and Guerrero Streets, Lot 78 in Assessor's Block 3578 - Request for authorization of CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION (First Covenant Church - Andersen Memorial Building) consisting of new offices and classrooms over parking, also the subject of a requested rear-yard variance, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to November 5, 1992)
4. 91.365C (PEARL)
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.
(Continued from Regular Meeting of October 15, 1992)
(Proposed for continuance to November 19, 1992)
5. 92.390C (LINDSAY)
2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.
(Continued from Regular Meeting of September 10, 1992)
(Proposed for continuance to December 3, 1992)

B. PUBLIC COMMENT (TAPE 1A: # 0150-1820)RIOUS
PEAKERS

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C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #1823-2335)

PROWLER - M: 337 COLLINGWOOD

LEVINE - M: 1. ENFORCEMENT OF CONDITIONS ON CONDITIONAL USES

2. A PUD ON VERMONT ST. & FUTURE CPC RISES

D. DIRECTOR'S REPORT

6. (TAPE 1A: #2340-3176) (TAPE 1B: #0000-0100) (KENDALL)

ETING HELD.

ACTION
REQUIRED.

PRESIDIO TRANSFER SUBAGREEMENTS -- Presidio planning coordinator, Alison Kendall will describe the public and City comment and environmental review process for the Presidio transfer subagreements on the Army's departure schedule, public safety, base operations and disposition of property between the Army and National Park Service. The Army is preparing an environmental assessment (EA) of the subagreements and will be accepting comments on the scope of the EA in writing and at a public workshop.

* - SEE BELOW

E. REGULAR CALENDAR

APPROVED. 7.

(5-0)

SENT:

BOLDRIDGE

LOWENBERG

RESOLUTION #: 13418

NO D. R.

(5-0)

SENT:

BOLDRIDGE

LOWENBERG

(TAPE 1B: #2090-2300)

(MEDINA)

CITYWIDE TRAVEL BEHAVIOR SURVEY (CTBS) -- Request for modification of existing contract for the Citywide Travel Behavior Survey Project (CTBS). Contract for Nelson/Nygaard Associates will expire October 30, 1992. Request to extend contract to June 30, 1993.

RECEIVED FROM
5:50 - 6:05 p.m.

8. 92.463D (TAPE 1B: #2310-3175) (TAPE 1A: #0000-0928) (COLEMAN)

2457 BAY STREET, southeast corner of Lyon Street, Lot 30 in Assessor's Block 925 -- Consideration of Discretionary Review of Building Permit Application No. 9207556S to legalize the installation of a 10 foot satellite dish antenna in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review hearing

b) Discretionary Review hearing

(Continued from Regular Meeting of September 24, 1992)

Adjournment — 6:30 p.m.

* UNSCHEDULED UNDER THE DIRECTOR'S REPORT

- BPA ACTIVITIES THIS PAST WEEK (PASSMORE) - (TAPE 1B: #0105-0440)

- (BLAZET) - (TAPE 1B: #0445-2085)

- REPORT ON MAYOR'S STATE OF THE CITY ADDRESS

- DEPT. MOVE TO 1660 MISSION STREET

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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NOTICE

Schedule of Workshops and Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

- | | |
|------------------------------|---|
| October 29 &
November 5 | Public hearings on RCC. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment. |
| November 12 &
November 19 | Public hearings on RCC. The Commission will listen to public testimony on the RCC alternatives and staff recommendations and give further direction to staff. |
| December 92 | Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary. |
| January 7
or 14, 1993 | Publication of revised ordinance for review by the Planning Commission and public. |
| February 4
or 11, 1993 | Public hearings start on the revised ordinance. Further revisions if requested by the Commission. |
| Mid March | Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors. |

The schedule is subject to change.

A limited number of copies of the Summary of RCC workshops are available for \$3.50 at the 4th floor reception desk. Please call ahead (558-6264) to make sure that copies are still available. Staff will order more copies if you leave your name and phone number.

SF
C55
#21
10/29/92

Acting Secretary - Items 1-12 Matha Kessler
Items 13-20 Gerald Green

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DRAFT SUMMARY
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 29, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.
NOV 3 1992
SAN FRANCISCO
PUBLIC LIBRARY

Tape not available
for items 11-20

ROLL CALL: Commissioners Fung, ~~Eley~~/Boldridge, Levine, ~~Lowenberg~~,
~~Nothenberg~~/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M. 1.45

A. ITEMS TO BE CONTINUED

1. 92.441C (GREEN)
1799 LOMBARD STREET, southeast corner of Laguna Street; Lot 22 in Assessor's Block 506 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD PIZZA TAKE-OUT RESTAURANT in an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to install a pizza restaurant offering take-out, and delivery services and no on-site dining within a building approximately 2,192 square feet in size (including two new off-street parking spaces) and formerly occupied by a full service restaurant. (Continued from Regular Meeting of October 8, 1992) (Proposed for Continuance to November 12, 1992)

ms 1 & 2
thru 10
green
4-0)
out. Unobskey
Smith
Lowenberg

2. 92.123C (GREEN)
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table, establish Dancing and Live Entertainment all defined as OTHER ENTERTAINMENT Commercial Activities by Section 790.38 of the Planning Code, and to amend conditions of approval as set forth in previous authorizations for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday through Sunday within the existing second floor bar, and occasional live entertainment, and to amend conditions of approval (Motion No.

Item 92.123C continued

8125) allowing separate entrances for the second floor bar and ground floor restaurant. The previous authorization required principal entrance for the bar through the restaurant. The project also includes a request to allow use of an existing outdoor deck on the 2nd floor, after 11:00 p.m. Use of the deck was previously allowed up to 11:00 p.m. (Resolution NO. 9220.

(Proposed for Continuance to November 5, 1992)

B. PUBLIC COMMENT 1) Margaret Segal 2) Anita Thekla 3) Virginia Conway

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

3. TIER III (BERKOWITZ)
2323 - 35TH AVENUE, west side between Taraval and Santiago Streets, Lot 6 in Assessor's Block 2364 -- Informational presentation of Building Permit Application No. 9211625 for the construction of a rear yard deck for a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

No opposition
No action

4. TIER III (BERKOWITZ)
1219 - 28TH AVENUE, west side between Irving Street and Lincoln Way, Lot #3 in Assessor's Block 1722 -- Informational presentation of Building Permit Application No. 9213193 for the construction of a two-story rear yard addition of ten feet in depth for a single family residence in an RH-1(D) (House, One-Family, Detached Dwellings) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

No opposition
No action

5. TIER III (BERKOWITZ)
154 AMBER DRIVE, west side between Quartz Way and Turquoise Way, Lot 10 in Assessor's Block 7510 -- Informational presentation of Building Permit Application No. 9211314 for the construction of a single story, 15 foot rear yard addition to a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

No opposition
No action

OCTOBER 29, 1992

6. TIER III

(BERKOWITZ)

*No opposition
No action*

324 WHEELER AVENUE, west side between Lathrop and Blanken Avenues, Lot 2 in Assessor's Block 5084 -- Informational presentation of Building Permit Application No. 9213146 for the construction of a two-story rear yard addition to a single-family dwelling in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

7. TIER III

(BERKOWITZ)

*No opposition
No action*

1663 - 24TH AVENUE, west side between Lawton and Moraga Streets, Lot 13 in Assessor's Block 1919 -- Informational presentation of Building Permit Application No. 9214065 for the construction of a two-story, 20 foot long rear yard addition to a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

TIER III

(BERKOWITZ)

*No opposition
No action*

2961 BRODERICK STREET, west side between Greenwich and Filbert Streets, Lot 1A in Assessor's Block 942 -- Informational presentation of Building Permit Application No. 9207189 for the construction of a rear yard deck for a house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

9.

(CHIONG)

*presentation
completed*

MISSION NEIGHBORHOOD PLANNING PRESENTATION. An overview of planning activities in the Mission District and update on the Northeast Mission Industrial zone (NEMIZ) work program.

2:30 P.M.E. REGULAR CALENDAR

10.

(MALTZER)

*continued to
October
no motion
agreed*

PROPOSED REVISIONS/AMENDMENTS TO CEQA GUIDELINES, Hearing on proposed Resolution by City Planning Commission requesting that State California Environmental Quality Act (CEQA) Guidelines be revised and/or amended to include the following types of projects within the list of categorical exemptions from CEQA: i) legislation to rezone small properties, permitting no more development than would be permitted under present categorical exemptions; ii) acquisition of property by a public agency where no, or minimal change in use is proposed; iii) minor subdivisions whether or not a variance is required; iv) new construction or conversion of up to six dwelling units regardless of the number of structures involved; and v) changes in use which would increase a building occupancy by no more than the occupancy increase presently allowed by a small (and presently exempt) addition to the structure.

11. 92.151L

(MARSH)

Approve
5-0
Absent. Smith
Lowenberg
Motion #13419

2135 SUTTER STREET, GOLDEN GATE COMMANDERY OF THE KNIGHTS TEMPLAR (Macedonia Missionary Baptist Church), south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood-Commercial) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of October 15, 1992)

12. 92.453C

(HING)

Approve 5-0
Absent. Smith
Lowenberg
Motion #13420

401 - 32ND AVENUE, southwest corner of Clement Street; Lot 1 in Assessor's Block 1464 -- Request for Conditional Use Authorization to legalize a change from a previous nonconforming second floor business or professional service to a nonconforming PERSONAL SERVICE COMMERCIAL ACTIVITY (as defined by Section 790.116 of the Planning Code) in an NC-1 (Neighborhood Commercial Cluster) District.

13. 90.776C

(LINDSAY)

Approve with
Modifications
5-0
Absent. Smith
Lowenberg
Motion #13421

2972-2974-2976-2978 - 23RD STREET, northside between Harrison and Alabama Streets; Lots 16A and 16C in Assessor's Block 4148 -- Request for authorization of Conditional Use to convert four dwelling units to a group housing facility containing 20 beds in 9 bedrooms and owner/manager's quarters on two adjacent lots having a combined width of 46.834 feet and a depth of 60 feet, totalling 2,810 square feet of lot area in an RH-3 (Residential, House, Three-Family) District. The proposal is to legalize an existing group housing facility converted from four dwelling units without authorization and proper permits. In addition, a variance is sought from the rear yard requirement.

The Zoning Administrator will hold a Public Hearing on the variance request in conjunction with the Commission's consideration of the request for Conditional Use Authorization.

14. 92.431C

(NIXON)

Continue to
December 3
5-0
Absent. Smith
Lowenberg

1750 POLK STREET, east side between Washington and Clay Streets; Lot 20 in Assessor's Block 620 - Request for Conditional Use Authorization to allow Other Entertainment (as defined in Section 790.38 of the Planning Code) in the Polk Street Neighborhood Commercial District. The proposal is to add a piano and accompaniment to an existing bar. The proposed hours of entertainment are 9:00 p.m. to 1:00 a.m.
(Continued from Regular Meeting of October 8, 1992)

15. 92.434C

(GREEN)

1900 POLK STREET, northeast corner at intersection of Jackson Street;
 Lot 21 in Assessor's Block 596 -- Request for Conditional Use
 Authorization to establish a Full Service Restaurant and Bar (as
 defined by Section 790.92 and 790.22 respectively of the Planning
 Code) within the Polk Street Neighborhood Commercial District. The
 proposal involves installing the restaurant and bar at the subject
 location approximately 1,472 square feet in size containing seating
 for up to 49 persons. No expansion of floor area or exterior
 alteration is proposed.

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL
 CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES
 GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN
 EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT
 HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M. COULD BE CONTINUED TO
 A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

16. 92.410D

(BERKOWITZ)

3035 PIERCE STREET, west side between Filbert and Greenwich Streets,
 Lot 3 in Assessor's Block 513 - Request for Discretionary Review of
 Building Permit Application No. 9015928 to construct a fourth floor
 of occupancy for a one-family house in an RH-2 (House Residential,
 Two-Family) district.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of October 22, 1992)

17. 92.483D

(BERKOWITZ)

521 FLOOD AVENUE, south side between Phelan Avenue and Genessee
 Street, Lot 28 in Assessor's Block 3139 - Request for Discretionary
 Review of Building Permit Application No. 9206054 for the
 construction of a two-story rear yard addition to a single family
 house in an RH-1 (House, One-Family) district.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing

18. 92.492D

(BERKOWITZ)

3148-50 TURK STREET, north side between Arguello Boulevard and
 Willard Street, Lot 14 in Assessor's Block 1141 - Request for
 Discretionary Review of Building Permit Application No. 9202960 for
 the construction of a three story remodeling and addition
 constituting a de facto demolition in an RH-2 (House, Two-Family)
 district.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing

6:00 P.M.

19. 92.287ET (HORTON)

*19 & 19
continued
hearing to
11/5/92*

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, especially the Level 1 and Level 2 proposal presented on October 15, 1992. Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. (Continued from Regular Meeting of October 1, 1992)

20. 92.288ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, especially the Level 1 and Level 2 proposal presented on October 15, 1992. Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. (Continued from Regular Meeting of October 1, 1992)

Adjournment *at 9:55 p.m.*

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Workshops and Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

October 29 & November 5 Public hearings on RCC. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.

RCC Schedule continued

- November 12 & Public hearings on RCC. The Commission will listen to public
November 19 testimony on the RCC alternatives and staff recommendations and
give further direction to staff.
- December 92 Staff will revise the ordinance and seek City Attorney's
approval as to form. Staff will also review the Neg. Dec. and
revise if necessary.
- January 7 Publication of revised ordinance for review by the Planning
or 14, 1993 Commission and public.
- February 4 Public hearings start on the revised ordinance. Further
or 11, 1993 revisions if requested by the Commission.
- Mid March Potential adoption as interim and/or permanent controls and
transmittal to the Board of Supervisors.

The schedule is subject to change.

A limited number of copies of the Summary of RCC workshops are available for \$3.50 at the 4th floor reception desk. Please call ahead (558-6264) to make sure that copies are still available. Staff will order more copies if you leave your name and phone number.

CPC: 715



NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
NOVEMBER 5, 1992

BOARD OF SUPERVISORS, SECOND FLOOR, CITY HALL

1:30 P.M.

(NOTE START TIME)

DOCUMENTS DEPT.

NOV 9 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elaay~~/Bouldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:00
~~1:30~~ P.M.

A. ITEMS TO BE CONTINUED

TAPE 1A:
(000-030)

CONTINUED 1. 92.493C (MONTANA)
103-105 FREELON STREET, southwest corner at Fourth Street; Lot 30 of
Assessor's Block 3777 - Request for Conditional Use authorization to
convert a dwelling unit to additional restaurant space in an SLI
(Service/Light Industrial) District and a 50-X height and bulk
district.
.. (Proposed for Continuance to DECEMBER 3,
November 12, 1992)

B. PUBLIC COMMENT

TAPE 1A: #032 -1850

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception: When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #152-230)
 FUNG: SCHEDULED WALK THROUGHS PRIOR TO AREA PRESENTATIONS
 LEVINE: WESTWOOD PARK ASSOC. DESIGN GUIDELINES
- D. DIRECTOR'S REPORT

CENTINUED 2. TIER III (TAPE 1A: #232-279) (COLEMAN)
 1815 - 15TH AVENUE, westside, Lot 4 in Assessor's Block 2052-A --
 TO 11-12-92 Informational presentation of Building Permit Application No. 9213814
 (5-0) for a horizontal extension and vertical addition that adds living
 space at the third floor. (Increases the height to 40 feet). This
 project is being brought to the Commission's attention pursuant to
 Planning Commission Resolution No. 12044. SPEAKER: MARY ANN MILLER
 ABSENT: PROWLER
 SMITH

NO OPPOSITION? TIER III (SAME AS #2) (COLEMAN)
 NO D.R. 2519 PIERCE STREET, westside, Lot 1 in Assessor's Block 584 --
 (5-0) Informational presentation of Building Permit Application No. 921221
 ABSENT: PROWLER brought to the Commission's attention pursuant to Planning Commission
 SMITH Resolution No. 12044.

PRESENTATION 4. (TAPE 1A: #280 - 380) (GHOSH)
 COMPLETE. PRESENTATION OF MISSION ECONOMIC DEVELOPMENT ASSOCIATION'S (MEDA)
 NO ACTION REQUIRED OVERALL ECONOMIC DEVELOPMENT PLAN.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

APPROVED 5. 92.434C (TAPE 1A: #381-499) (TAPE 1B: #249-267) (GREEN)
 W/ CONDITIONS 1900 POLK STREET, northeast corner at intersection of Jackson Street;
 (4-1) Lot 21 in Assessor's Block 596 -- Request for Conditional Use
 NO: FUNG Authorization to establish a Full Service Restaurant and Bar (as
 EXCUSED: LOWENBERG defined by Section 790.92 and 790.22 respectively of the Planning
 ABSENT: SMITH Code) within the Polk Street Neighborhood Commercial District. The
 MOTION #: 13422 proposal involves installing the restaurant and bar at the subject
 location approximately 1,472 square feet in size containing seating
 for up to 49 persons. No expansion of floor area or exterior
 alteration is proposed.
 NOTE: ON OCTOBER 29, 1992, THE COMMISSION PASSED A MOTION OF INTENT
 TO APPROVE WITH AMENDED CONDITIONS BY A VOTE OF 4-1. COMMISSIONERS
 SMITH AND LOWENBERG WERE ABSENT. COMMISSIONER FUNG VOTED NO.

2:00 P.M.

E. REGULAR CALENDAR

PRESENTATION 6. (TAPE 1A: #500-823) (TAPE 1B: #000-248) (SAHM)
 COMPLETE. PRESENTATION BY SAN FRANCISCO DEVELOPMENT AGENCY STAFF OF YERBA BUENA
 NO ACTION REQUIRED CENTER REDEVELOPMENT PLAN AND PROPOSED AMENDMENTS TO THAT PLAN

WITHOUT 7. 92.258Z (TAPE 1A: #800-830) (SCOTT)
 HEARING, 66 CERES STREET, west side between Williams and Thornton Avenues,
 CONTINUED TO Lots 10 and 11 in Assessor's Block 5409 - Request for
 11-12-92 (6-0) reclassification from an RH-1 (House, One-Family) District to RH-2
 ABSENT: SMITH (House, Two-Family) District.

CERTIFICATION 8. 89.037E (TAPE 1B: #269-500) 3:40 P.M.
 APPROVED. 1661 PINE STREET - CERTIFICATION OF FINAL EIR, entire block bounded
 (6-0) by Pine, Franklin and Austin Streets and Van Ness Avenue, Lots 1, 3,
 ABSENT: SMITH ; MOTION #: 13423 (GALLAGHER)

Item 89.037E continued

17, 25-92 in Assessor's Block 666. Certification of the Final Environmental Impact Report for a proposal consisting of the construction of a 9-13 story, 90-130-foot-tall Life Care facility, including retail and open space. The project would contain about 495,730 gross square feet (gsf), including 280,000 gsf of residential space (250 units), 20,620 gsf of skilled nursing facilities (45 beds), 11,090 gsf of personal care space (12 beds), 40,470 gsf for ancillary uses such as a recreation and activities area, 2,290-5,000 gsf of retail space, 2,590 of interior open space, 250 parking spaces on 3 basement levels, 2 truck loading spaces and mechanical and storage space. The project would require the demolition of 6 existing structures (two of which are designated significant buildings in the Van Ness Avenue Plan) including a 45-unit hotel (24 tourist, 20 residential and one apartment) and commercial/retail space totaling about 100,000 gsf. PUBLIC HEARING CLOSED

COURT
COURT
REPORTER
PRESENT

HEARING 9.
HELD.
~~PUBLIC~~ PUBLIC
HEARING CLOSED.
CONTINUED TO
11-19-92
(6-0)
PRESENT: SMITH

(TAPE I: (#570-828)) (TAPE II: (ALL OF SIDES A+B)) (TAPE IIIA: (#000-415)) (NIXON) COURT
89.037C 1661 PINE STREET, entire block bordered by Pine, Franklin and Austin Streets and Van Ness Avenue; Lots 1, 3, 17, 25, 26, 27, 28 and 29 in Assessor's Block 666 -- Request for Conditional Use authorization for a building exceeding a height of 40 feet in an R (Residential) zoning district, a residential care facility in an R-district, and a use exceeding 6,000 square feet in an NC-3 zoning district, and as a Planned Unit Development (PUD) seeking modification of certain provisions of the Planning Code. The project site is within an RC-4 (Residential-Commercial, Combined, High Density) District and an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 130-V and 130-E height and bulk districts. The proposal is to demolish all (seven) of the buildings on the block and construct a nine to 13 story senior (65 years and older), Life-Care facility consisting of (1) 250 apartments, (2) accessory residential facilities, (3) a 55-bed skilled nursing facility, (4) retail space fronting on Van Ness Avenue, and (5) 252 off-street parking spaces.

COURT
REPORTER
PRESENT

7:30
5:00 P.M.

10. INTENT TO
APPROVE W/
CONDITIONS
(6-0)
PRESENT: SMITH
PUBLIC HEARING
CLOSED.
ORIGINAL LANGUAGE
11-19-92

92.123C (TAPE IIIA: #417-829) (TAPE IIIB: #000-158) (GREEN)
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table, establish Dancing and Live Entertainment all defined as OTHER ENTERTAINMENT Commercial Activities by Section 790.38 of the Planning Code, and to amend conditions of approval as set forth in previous authorizations for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday through Sunday within the existing second floor bar, and occasional live entertainment, and to amend conditions of approval (Motion No. 8125) allowing separate entrances for the second floor bar and ground

Item 92.123C continued

floor restaurant. The previous authorization required principal entrance for the bar through the restaurant. The project also includes a request to allow use of an existing outdoor deck on the 2nd floor, after 11:00 p.m. Use of the deck was previously allowed up to 11:00 p.m. (Resolution NO. 9220.

(Continued from Regular Meeting of October 29, 1992)

APPROVED 11. 91.011CVE (TAPE IIB: #160-830) (TAPE IVA: #000-176) (MILLER)
 W/ CONDITIONS
 AS MODIFIED
 (6-0)
 ABSENT: SMITH
 MOTION #: 13424
 2101 DORLAND AVENUE, south side between Dolores and Guerrero Streets, Lot 78 in Assessor's Block 3578 - Request for authorization of CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION (First Covenant Church - Andersen Memorial Building) consisting of new offices and classrooms over parking, also the subject of a requested rear-yard variance, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of October 22, 1992)

9:20
~~6:00~~ P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

NO D.R. 12. 92.614D (TAPE IVA: #197-723) (BLAUVELT)
 (5-0)
 ABSENT: BOLDRIDGE
 SMITH
 2230 BEACH STREET, north side between Baker and Broderick Streets, Lot 19 in Assessor's Block 915 -- Request for Discretionary Review of Building Permit Application No. 9217132 to allow an additional 19 inches of total building height for a previously approved fourth floor addition to the existing three-story, four-unit building in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing

NO D.R. 13. 92.545D (TAPE IVA: #124-831) (TAPE IIB: #000-121) (COLEMAN)
 (5-0)
 ABSENT: BOLDRIDGE
 SMITH
 1410 FELTON STREET, northside, Lot 32 in Assessor's Block 5939 -- Request for Discretionary Review of Building Permit Application No. 9211558 to construct a two story single-family dwelling in an Rh-1 (House, One-Family) district.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing

WITHOUT HEARING 14. 92.220D (TAPE IVA: #180-195) PUBLIC HEARING CLOSED (PAEZ)
 CONTINUED TO 2051-55 VALLEJO STREET, south side between Laguna and Buchanan Streets, Lot 19 in Assessor's Block 566 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new
 11-19-92
 (5-0)
 ABSENT: BOLDRIDGE
 SMITH

Item 92.220D continued

roof deck at the attic level of the existing three family dwelling and an alternate proposal which would expand the existing fourth floor dwelling by constructing a new one bedroom one bathroom addition with a roof top deck. The existing three-family dwelling is located in an RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of October 22, 1992)

NOTE: ON JUNE 25, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.

10:45
7:00 P.M.

15. 92.287ET (TAPE IIB: #145-832)(TAPE IA: #000- (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the
Residential Conservation Controls as interim controls for a period
not to exceed 6 months, including the Level 1 and Level 2 proposal
presented on October 15, 1992. Staff will present a summary and
analysis of public comments received in previous hearings and
workshops, alternatives and staff recommendations on major topics of
the ordinance. The Commission may ask questions, discuss the issues
and alternatives presented, and direct staff to consider and examine
changes to the ordinance as initiated. For availability of the
proposal, please refer to the end of the calendar.
(Continued from Regular Meeting of October 29 1992)

THESE
ITEMS
WERE
CALLED
TOGETHER

16. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the
Residential Conservation Controls as permanent controls, including
the Level 1 and Level 2 proposal presented on October 15, 1992.
Staff will present a summary and analysis of public comments received
in previous hearings and workshops, alternatives and staff
recommendations on major topics of the ordinance. The Commission may
ask questions, discuss the issues and alternatives presented, and
direct staff to consider and examine changes to the ordinance as
initiated. For availability of the proposal, please refer to the end
of the calendar.
(Continued from Regular Meeting of October 29, 1992)

Adjournment 11:45 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of The above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Hearings on the **RESIDENTIAL CONSERVATION CONTROLS (RCC)**
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

- November 5 Public hearing on RCC. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.
- November 12 & Public hearings on RCC. The Commission will listen to public
November 19 testimony on the RCC alternatives and staff recommendations and give further direction to staff.
- December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.
- January 7 Publication of revised ordinance for review by the Planning
or 14, 1993 Commission and public.
- February 4 Public hearings start on the revised ordinance. Further
or 11, 1993 revisions if requested by the Commission.
- Mid March Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. Please call ahead (558-6264) to make sure that copies are available or leave your name and phone number so that we can notify you when the copies arrive.

NOV 17 1992

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on
Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can be picked up
in advance from 6th Floor Reception, Department of City Planning, 450
McAllister, or they can be obtained at the meetings.

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~

OF THE
/ SAN FRANCISCO
/ CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 12, 1992
ROOM 282, CITY HALL
2:00 P.M.
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:05
~~2:00 P.M.~~

A. ITEMS TO BE CONTINUED

1. 92.490D (COLEMAN)
724 FAXON AVENUE, eastside, between Wilwood and Elmwood Ways, Lot 19
in Assessor's Block 3174 -- Request for Discretionary Review of
Building Application 9204895 to add a story to an existing one story
over garage structure in an RH-1(0) (House, One-Family, Detached
Dwellings) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for Continuance to November 19, 1992)

ITEMS
1-5
CONTINUED
AS

2. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth
Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary
Review of Building Permit Application No. 8916280 to construct a
dormer on the west side of the existing third floor and to replace
the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 8, 1992)
(Proposed for Continuance to November 19, 1992)

DOWN
(7-0)

3. 91.496D* (COLEMAN)
 3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of October 8, 1992)
 (Proposed for Continuance to November 19, 1992)
4. 91.522D* (COLEMAN)
 3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review.
 b) Discretionary Review hearing
 *NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER
 (Continued from Regular Meeting of October 8, 1992)
 (Proposed for Continuance to November 19, 1992)
5. 90.378C (BADINER)
 2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51 -- Request for Conditional use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of October 1, 1992)
 (Proposed for Continuance to November 19, 1992)

B. PUBLIC COMMENT

ANITA
 THEO-HARRIS
 M: INDEF.
 CANT. OF
 724 FAXON

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LOWENBERG: INSTRUCTED STAFF TO REVIEW/REDEFINE
 COFFEE HOUSES TO ALLOW PATRONS TO SIT.

LEVINE: 138 SOUTHWOOD

D. DIRECTOR'S REPORT* DIRECTOR'S ANNOUNCEMENTS
6. TIER III

(COLEMAN)

/e OPPOSITION.

/o D.R.

(7-0)

1815 - 15TH AVENUE, westside, Lot 4 in Assessor's Block 2052-A -- Informational presentation of Building Permit Application No. 9213814 for a horizontal extension and vertical addition that adds living space at the third floor. (Increases the height to 40 feet). This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
(Continued from Regular Meeting of November 5, 1992)

O. PASSMORE'S ANNOUNCEMENTSE. REGULAR CALENDARBLIC
EARING HELD.

MISSION DIRECTED

OFF TO INCLUDE

BLIC COMMENTS

TH DEPARTMENT

MENTS IN THE

A.

OTHER ACTION

EN.

THEUT

HEARING,

CONTINUED TO

11-19-92

(7-0)

APPROVED

CONDITIONS

CORRECTED

MODIFIED.

(7-0)

OTION #: 13426

DISAPPROVED

(7-0)

OTION #:

13427

7. (TAPE 1A) (TAPE 1B) (TAPE 11A) (TAPE 11B)
(LAST HALF) (ALL) (ALL) (35 min.) (KENDALL)

PRESIDIO TRANSFER SUBAGREEMENTS, Public hearing to obtain comments from City department representatives, members of the public and Commissioners on the proposed subagreements between the National Park Service and the Army regarding the transfer of the Presidio. Comment will focus on potential implications of the transfer process for the City. City recommendations will be presented on the scope of the Environmental Assessment of the Subagreements to be prepared by the Army Corps of Engineers.

8. 92.258Z (SCOTT)

66 CERES STREET, west side between Williams and Thornton Avenues, Lots 10 and 11 in Assessor's Block 5409 - Request for reclassification from an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of November 5, 1992)

9. 92.477C (TAPE 11A) (FIRST 10 MIN.) (HING)

2350 & 2360 SAN BRUNO AVENUE, west side between Sweeny and Hale Streets; Lots 2 and 3 in Assessor's Block 5880 -- Request for Conditional Use Authorization to extend the termination date of existing nonconforming uses and to modify conditions of approval of a previous authorization (Motion No. 11130) in an RM-1 (Residential, Mixed, Low Density) District.

10. 92.441C (TAPE 11A) (TAPE 11B) (LAST 35 MIN.) (FIRST 15 MIN.) (GREEN)

1799 LOMBARD STREET, southeast corner of Laguna Street; Lot 22 in Assessor's Block 506 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD PIZZA TAKE-OUT RESTAURANT in an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to install a pizza restaurant offering take-out and delivery services and no on-site dining within a building approximately 2,192 square feet in size (including two new off-street parking spaces) and formerly occupied by a full service restaurant
(Continued from Regular Meeting of October 29, 1992)

6:30
4:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

11. 92.442D PUBLIC HEARING CLOSED (TAPE III B) (TAPE IIA) (TAPE IIB) (BERKOWITZ)
 546 TERESITA BOULEVARD, west side between Bella Vista and Arroyo Ways, Lot 8 in Assessor's Block 2966A -- Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of September 24, 1992)
 ON 9-24-92, THE PUBLIC HEARING WAS CLOSED AND RECEIVING TESTIMONY & THE MATTER WAS CONTINUED 11-12-92. (5-0) ABSENT: BLADDRIDGE SMITH
12. 92.561D (BERKOWITZ)
 710-12 WISCONSIN STREET, west side between 20th and 22nd Streets, Lot 12 in Assessor's Block 4097 -- Request for Discretionary Review of Building Permit Application No. 9209214 to construct a three-story, two unit residential building in an RH-2 (House, Two-Family) district.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
13. 92.220D PUBLIC HEARING CLOSED (TAPE IV B) (14 min.) (8:10 P.M. (PAEZ))
 2031-55 VALLEJO STREET, south side between Laguna and Buchanan Streets, Lot 19 in Assessor's Block 566 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling and an alternate proposal which would expand the existing fourth floor dwelling by constructing a new one bedroom one bathroom addition with a roof top deck. The existing three-family dwelling is located in an RH-2 (House, Two-Family) District with a 40-X height and bulk designation.
 a) Consideration of Discretionary Review
 b) Discretionary Review Hearing
 (Continued from Regular Meeting of November 5, 1992)
- NOTE: ON JUNE 25, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.
- CONTINUED TO 11-19-92 (5-0)
 EXCLUDED: SMITH
 BLADDRIDGE
 SMITH HAVE REQUESTED COPIES OF 9-24-92 HEARING TAPES.
 WITHOUT HEARING, CONTINUED TO 12-3-92 (7-0)
 No D.R. (5-0)
 EXCLUDED: LEVINE
 ABSENT: LOWENBERG

8:35

5:30 P.M.

BASIC
HEARING HELD.
CONTINUED TO

11-19-92

(5-0)

PRESENT:

BOLDRIDGE
LOWENBERG

14. 92.287ET (TAPE IIB) (TAPE IIA) (TAPE IIB) (HORTON)
 25 MIN. ALL 11 MIN.
 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the
 Residential Conservation Controls as interim controls for a period
 not to exceed 6 months, including the Level 1 and Level 2 proposal
 presented on October 15, 1992. For availability of the proposal,
 please refer to the end of the calendar.
 (Continued from Regular Meeting of November 5, 1992)
15. 92.288ET (TAPES: (HORTON)
 SAME AS #14
 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the
 Residential Conservation Controls as permanent controls, including
 the Level 1 and Level 2 proposal presented on October 15, 1992.
 For availability of the proposal, please refer to the end of the
 calendar.
 (Continued from Regular Meeting of November 5, 1992)

Adjournment 10:00 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

- November 12 Public hearing on RCC. Staff will continue to present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.
- November 19 Public hearings on RCC. The Commission will listen to public testimony on the RCC alternatives and staff recommendations and give further direction to staff.
- December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

January 7 Publication of revised ordinance for review by the Planning
or 14, 1993 Commission and public.

February 4 Public hearings start on the revised ordinance. Further
or 11, 1993 revisions if requested by the Commission.

Mid March Potential adoption as interim and/or permanent controls and
transmittal to the Board of Supervisors.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. Please call ahead (558-6264) to make sure that copies are available or leave your name and phone number so that we can notify you when the copies arrive.

CPC: 717

55
#21
11/19/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 19, 1992
ROOM 282, CITY HALL
2:00 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

NOV 23 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners ~~Pong, Eisey~~/Bouldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:15
~~2:00~~ P.M.

A. ITEMS TO BE CONTINUED

- ITEMS
1-6
CONTINUED
1. 92.458C (GREEN)
4050-19TH AVENUE, north side, between Monticello and Byxbee Streets;
Lot 10 in Assessor's Block 7083 -- Request for Conditional Use
Authorization to amend a previous authorization as set forth in City
Planning Commission Motion No. 13098 for an existing self-storage
facility in an NC-1 (Neighborhood Commercial Cluster) District.
(Proposed for Continuance to December 17, 1992)

- AS
SHOWN
(5-0)
2. 92.426C (NIXON)
3303 MISSION STREET, southeast side between Fair and Virginia Avenues
(near 29th Street) Lot 32 in Assessor's Block 5615 - Request for
Conditional Use Authorization to establish a small self-service
restaurant (as defined by Section 790.91 of the Planning Code) in an
NC-3 (Moderate-Scale Neighborhood Commercial) District and Mission
Street fast-food subdistrict. The proposal is to establish a donut
shop with a total floor area of approximately 984 square feet, and
seating for up approximately eight persons.
(Proposed for Continuance to December 10, 1992)

- PRESENT:
BOULDRIDGE
FUNG
3. 92.346D (BLAUVELT)
500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe
Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary
Review of Building Permit Application No. 9200474 to construct an
addition to the existing two-story, single-family dwelling, in an
RH-1 (D) (House, One-Family, Detached). The project sponsor proposes

Item 92.346D continued

- to construct either a new third story or a two-story rear addition.
- a) Consideration of Discretionary Review
- b) Discretionary Review hearing
- (Proposed for Continuance to December 3, 1992)

4. 91.497D (COLEMAN)

1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing
- (Continued from Regular Meeting of November 12, 1992)
- (Proposed for continuance to December 10, 1992)

5. 91.496D* (COLEMAN)

3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing
- (Continued from Regular Meeting of November 12, 1992)
- (Proposed for continuance to December 10, 1992)

6. 91.522D* (COLEMAN)

3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review.
- b) Discretionary Review hearing

*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER

- (Continued from Regular Meeting of November 12, 1992)
- (Proposed for continuance to December 10, 1992)

B. PUBLIC COMMENT

MARGARET SUGEL At this time, members of the public may address the Commission on items of
AL: 25TH AVE. DR
PROTECT
EDITH McMillan interest to the public that are within the subject matter jurisdiction of
AL: BPA OVERLAND/ the Commission except agenda items. With respect to agenda items, your
CPL NOT TAKING opportunity to address the Commission will be afforded when the item is
D.R. reached in the meeting with one exception. When the agenda item has
already been reviewed in a public hearing at which members of the public
were allowed to testify and the Commission has closed the public hearing,
MARY ANN MILLER your opportunity to address the Commission must be exercised during the
AL: DEPT. MOVE TO Public Comment portion of the calendar. Each member of the public may
1660 MISSION address the Commission for up to three minutes. If it is demonstrated
JOE O'DONAHUE that comments by the public will exceed 15 minutes, the President or
AL: DEPT. MOVE TO chairperson may continue Public Comment to another time during the meeting.
1660 MISSION

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE - 1. 2 RIRs ON 12-3-92 CALENDAR

2. DEPARTMENT'S PROPOSED MOVE

BOLDRIDGE - CONTINUANCE OF 546 TERESITA/DISTRICT RECLASSIFICATIONS/RE-ZONING

PROWLER - DISCRIMINARY REVIEW DETERMINATION

NOVEMBER 19, 1992

D. DIRECTOR'S REPORT~~* E.~~ DIRECTOR'S ANNOUNCEMENTS

7. TIER III

(BLAUVELT)

564 - 30TH STREET, between Noe and Castro Streets, Lot 3 in Assessor's Block 6640 -- Informational presentation of Building Permit Application No. 9215499 to add a rear deck to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

8. TIER III

(BLAUVELT)

611 - 12TH AVENUE, between Balboa and Cabrillo Streets, Lot 3 in Assessor's Block 1632 -- Informational presentation of Building Permit Application No. 9212601 to reconstruct and extend a two-story rear addition to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

CENTRAL EMPLOYMENT BROKERAGE ASSOCIATION (CEBA), background informational presentation of CEBA, a non-profit corporation incorporated to carry out requirements in Section 164 of the Planning Code FULL PUBLIC HEARING ON 12-17-92

(LORD) TAKEN OUT
OF ORDER
& HEARD
PRIOR TO
#7

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

10. 92.123C

3:51 P.M.
(GREEN)

2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table, establish Dancing and Live Entertainment all defined as OTHER ENTERTAINMENT Commercial Activities by Section 790.38 of the Planning Code, and to amend conditions of approval as set forth in previous authorizations for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday through Sunday within the existing second floor bar, and occasional live entertainment, and to amend conditions of approval (Motion No. 8125) allowing separate entrances for the second floor bar and ground floor restaurant. The previous authorization required principal entrance for the bar through the restaurant. The project also includes a request to allow use of an existing outdoor deck on the 2nd floor, after 11:00 p.m. Use of the deck was previously allowed up to 11:00 p.m. (Resolution NO. 9220.)

(Continued from Regular Meeting of November 5, 1992)

NOTE: ON NOVEMBER 5, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

F. REGULAR CALENDAR

11. 92.258Z

(SCOTT)

66 CERES STREET, west side between Williams and Thornton Avenues, Lots 10 and 11 in Assessor's Block 5409 - Request for reclassification from an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of November 12, 1992)

12. 89.037C PUBLIC HEARING CLOSED (NIXON)

APPROVED WITH
CONDITIONS
AS MODIFIED
(6-0)
ABSENT: FUNG
MOTION #:
13429

1661 PINE STREET, entire block bordered by Pine, Franklin and Austin Streets and Van Ness Avenue; Lots 1, 3, 17, 25, 26, 27, 28 and 29 in Assessor's Block 666 -- Request for Conditional Use authorization for a building exceeding a height of 40 feet in an R (Residential) zoning district, a residential care facility in an R-district, and a use exceeding 6,000 square feet in an NC-3 zoning district, and as a Planned Unit Development (PUD) seeking modification of certain provisions of the Planning Code. The project site is within an RC-4 (Residential-Commercial, Combined, High Density) District and an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 130-V and 130-E height and bulk districts. The proposal is to demolish all (seven) of the buildings on the block and construct a nine to 13 story senior (65 years and older), Life-Care facility consisting of (1) 250 apartments, (2) accessory residential facilities, (3) a 55-bed skilled nursing facility, (4) retail space fronting on Van Ness Avenue, and (5) 252 off-street parking spaces.

NOTE: ON NOVEMBER 5, 1992, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO NOVEMBER 19, 1992 BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

13. 91.365C (PEARL)

APPROVED
w/ CONDITIONS
AS MODIFIED
(6-0)
ABSENT: FUNG
MOTION #:
1343C

2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use 8. of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District. (Continued from Regular Meeting of October 22 1992)

14. 90.378C (BADINER)

WITHOUT HEARING,
CONTINUED TO
1-14-93
(5-0)
ABSENT: FUNG
BALDRIDGE

2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51 -- Request for Conditional use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. (Continued from Regular Meeting of November 12, 1992)

4:30 P.M.

15. 92.287ET (HORTON)

HEARING HEAD.
COMMENTS FROM
BOTH THE PUBLIC
& COMMISSION.
CONTINUED TO

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar. (Continued from Regular Meeting of November 12, 1992)

1-7-93
(50)
ABSENT: BALDRIDGE & FUNG

NOVEMBER 19, 1992

16. 92.288ET

(HORTON)

AME AS
#15.

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar.

(Continued from Regular Meeting of November 12, 1992)

9:37

-5:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

MOVED NOT 17. 92.647D

(BLAUVELT)

O MAKE A
TERMINATION
(5-0)ABSENT: BOLDRIDGE
FUNG

217 MULLEN AVENUE, northwest side between Franconia and Montcalm Streets, Lot 30 in Assessor's Block 5529 -- Request for determination of compatibility with applicable Design Guidelines under Bernal Heights Special Use District.

WITHOUT
HEARING,
CONTINUED TO
12-3-92
(5-0)

18. 91.597D

(BLAUVELT)

WITHOUT
HEARING,
CONTINUED TO
12-3-92
(5-0)

2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.

ABSENT:
BOLDRIDGE
FUNG

a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 15, 1992)

WITHOUT
HEARING,
CONTINUED TO
2-11-93
(5-0)

19. 92.442D

PUBLIC HEARING CLOSED

(BERKOWITZ)

WITHOUT
HEARING,
CONTINUED TO
2-11-93
(5-0)

546 TERESITA BOULEVARD, west side between Bella Vista and Arroyo Ways, Lot 8 in Assessor's Block 2966A -- Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 12, 1992)

NOTE: ON SEPTEMBER 24, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO NOVEMBER 12, 1992 BY A VOTE OF 5-0. COMMISSIONERS BOLDRIDGE AND SMITH WERE ABSENT. ON NOVEMBER 12, 1992, THE COMMISSION HEARD FURTHER COMMENTS FROM THE PROJECT SPONSOR AND DISCRETIONARY REVIEW REQUESTORS AND CONTINUED THE MATTER TO NOVEMBER 19, 1992. COMMISSIONERS BOLDRIDGE AND SMITH HAVE REQUESTED COPIES OF THE SEPTEMBER 24, 1992 HEARING TAPE TO ALLOW THEM TO VOTE ON FINAL ACTION. THE PUBLIC HEARING REMAINS CLOSED.

20. 92.490D (COLEMAN)
 WITHOUT HEARING, 724 FAXON AVENUE, eastside, between Wilwood and Elmwood Ways, Lot 19
 CONTINUED TO in Assessor's Block 3174 -- Request for Discretionary Review of
 12-10-92 Building Application 9204895 to add a story to an existing one story
 (5-0) over garage structure in an RH-1(0) (House, One-Family, Detached
 Dwellings) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 ABSENT: BEADRIE (Continued from Regular Meeting of November 12, 1992)
 FUNG
 Adjournment — 10:40 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)
 (The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

November 19	Public hearing on RCC. The Commission will listen to public testimony on the RCC alternatives and staff recommendations and give further direction to staff.
December 92	Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.
January 7 or 14, 1993	Publication of revised ordinance for review by the Planning Commission and public.
February 4 or 11, 1993	Public hearings start on the revised ordinance. Further revisions if requested by the Commission.
Mid March	Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. Please call ahead (558-6264) to make sure that copies are available or leave your name and phone number so that we can notify you when the copies arrive.

ADDENDUM
~~DRAFT~~ SUMMARY
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 3, 1992
ROOM 282, CITY HALL
2:00 P.M.

DOCUMENTS DEPT.

DEC 07 1992

SAN FRANCISCO
PUBLIC LIBRARY

(note amended start time)

2:00 P.M.

A. ITEMS TO BE CONTINUED

A1. 92.002CE

(RUBIN)

2555 MISSION STREET, THE CINE LATINO, Appeal of Preliminary Negative Declaration, Assessor's Block 3615, lot 23; east side of Mission between 21st and 22nd Streets. Proposed demolition of Cine Latino Theater building, and construction of a two-story, 14,750 sq. ft. commercial building with 25 space basement level parking garage.
(Proposed for continuance to January 7, 1993)

NOTE: Since printing and distribution of the original calendar for December 3, 1992, the following three items listed under the "Regular Calendar" for hearing, are now being proposed for continuance:

6. 90.109E

(McCORMICK)

72 - 82 NATOMA STREET (NATOMA MEWS) - CERTIFICATION OF FINAL
EIR; north side through to Minna Street, between First and Second Streets;
Block 3721, Lots 31, 45A, 46, 53, 54.
(Proposed for continuance to December 17, 1992)

7. 90.109EXC

(BADINER)

72 - 82 NATOMA STREET (NATOMA MEWS) - north side between First and Second Streets running through Minna Street; Assessor's Block 3721, Lots 45, 46, 53, and 54 - Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts.
(Proposed for continuance to December 17, 1992)

9. 92.472C

(BERGDOLL)

1653 LOMBARD STREET, south side between Gough and Octavia Streets; Lot 16 in Assessor's Block 505 - Request for Conditional Use Authorization for a reduction in the residential off-street parking requirements for a two-unit building within an NC-3 Neighborhood Commercial District.
(Proposed for continuance to December 17, 1992)

ITEMS
A1, 6, 7, & 9
WERE
CONTINUED
AS
INDICATED
(5-0)
ABSENT:

FUNG
SMITH

DISABILITY ACCESS

THE COMMISSION'S MEETING ROOM, ROOM 282, SECOND FLOOR, CITY HALL, IS WHEELCHAIR ACCESSIBLE. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS BEFORE A MEETING. A SOUND ENHANCEMENT SYSTEM IS BEING ORDERED BUT IS NOT YET AVAILABLE. LARGE PRINT COPIES OF THE AGENDA WILL BE MADE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS IN ADVANCE OF NEED. IN ORDER TO ALLOW INDIVIDUALS WITH ENVIRONMENTAL ILLNESS TO ATTEND MEETINGS, INDIVIDUALS ARE REQUESTED TO REFRAIN FROM WEARING PERFUME OR OTHER SCENTED PRODUCTS.

DRAFT SUMMARY
NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 3, 1992
ROOM 282, CITY HALL
2:00 ~~1:30~~ P.M.
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:10
~~1:30~~ P.M.

A. ITEMS TO BE CONTINUED

1. 92.390C (LINDSAY)
2899 CLAY STREET, southeast corner of Clay and Divisadero Streets,
Lot 23 in Assessor's Block 1003 - The subject property contains a
church which became an "automatic" Conditional Use in 1978, since it
lawfully existed in a residential zoning district at that time.
Under Section 178(b) of the City Planning Code, permitted Conditional
Uses which lawfully existed at the time of the 1978 City Planning
Code amendment that required certain new uses in residential zoning
districts to obtain Conditional Use authorization, were permitted to
continue as "automatic" Conditional Uses, on the condition that they
continued to operate in the form and intensity of use which existed
on the effective date of that amendment. Section 178(c) of the City
Planning Code stipulates that permitted Conditional Uses may not be
significantly altered, enlarged or intensified except upon approval
of a new Conditional Use authorization. The Zoning Administrator has
determined that the church's permitted Conditional Use has been
significantly intensified since 1978 without approval by the City
Planning Commission of a new Conditional Use authorization. The
matter is therefore being calendared for a Public Hearing before the

ITEMS
1 & 2
CONTINUED
AS
SHOWN
(5-0)
ABSENT:
FUNG
SMITH

Item 92.390C continued

City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.

(Proposed from continuance to February 4, 1993)

2. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)

Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four formerly proposed ordinances -- the Residential Conservation Controls proposed on an interim basis, the RCC proposed as permanent controls, the Demolition and Extensive Alteration Controls proposed on an interim basis and the Demolition and Extensive Alteration Controls proposed as permanent controls. The proposed RCC has been amended and continues to change in the public hearing process. When the Planning Commission directs the Department to review the new proposal under the requirements of the California Environmental Quality Act (CEQA) the Department will determine whether the existing negative declaration can be amended to reflect changes in the proposed legislation or whether an entirely new environmental document should be prepared. Should the existing negative declaration be sufficient, the appeal will be heard prior to Commission action on the proposal itself. Should a new environmental document be initiated, opportunities for appeal or other legal challenge will be provided as set forth under Chapter 31 of the San Francisco Administrative Code and CEQA.

(Proposed for continuance to January 7, 1993)

B. PUBLIC COMMENT

VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LOWENBERG: OSGOOD PLACE - CONVERSION OF RESIDENTIAL TO COMMERCIAL USE

D. DIRECTOR'S REPORT

** NON SCHEDULED - (DLAZET) - CIVIL CENTER PLAN / DEPT. MOVE TO 1660 MISSION
- VARIOUS NEWS ARTICLES*

(EDELIN)

APPROVE WITH
MODIFICATION TO
CHARGE LANGUAGE
(4-1)
UNDOBSKEY
PRESENT: FUNG & SMITH
PUBLIC HEARING CLOSED; FINAL LANGUAGE: 12-10-92

CHARGE structure for requests for information, analyses, report preparation and presentations.

DECEMBER 3, 1992

LINDSAY, NISHIMURA,
CHAVIS,
(GALLAGHER) DEPUTY CIO
ATTORNEY G.
DICKS, NIEL
RAINS 01
331

4.
PRESENTATION
COMPLETE.
NO ACTION
REQUIRED.

INFORMATIONAL PRESENTATION ON PLANNING CODE ENFORCEMENT, Members of the Department's enforcement (i.e., violation abatement) unit will provide an overview of the enforcement work program and abatement process. Representatives of the City Attorney's Office and Bureau of Building Inspection will also take part in the presentation. An informational handout on this topic is available at the Zoning Information Counter

APPROVED 5.
(5-0)

ABSENT: FUNG
SMITH
RESOLUTION #:
13431

(MEDINA)
CITYWIDE TRAVEL BEHAVIOR SURVEY, CONTRACT MODIFICATION, Consideration of Resolution authorizing the Director of Planning to modify the personal services contract with Nelson/Nygaard Associates for an amount not to exceed \$39,046.

E. REGULAR CALENDAR

6. 90.109E

(McCORMICK)

WITHOUT
HEARING,
ITEMS 6 & 7

WERE
CONTINUED
TO

12-17-92

(5-0)

ABSENT: FUNG
SMITH

72 - 82 NATOMA STREET (NATOMA MEWS) - CERTIFICATION OF FINAL EIR, 72-82 Natoma Street, north side through to Minna Street, between First and Second Streets; Block 3721, Lots 31, 45A 46, 53, 54: construct a 48-story, 475 foot residential and retail building containing approximately 640, 430 gross square feet of space including 509 dwelling units, 21, 100 square feet of ground floor retail space and podium level health club, and five above and below grade parking levels containing approximately 140,250 gross square feet of space for approximately 406 automobiles (with tandem parking).

Construct a six-story, approximately 22,700 gross square foot office and retail building on the south side of Natoma Street (Lot 31) containing 18,380 gross square feet of office space and 4,330 square feet of ground floor retail and lobby space; structures would replace surface parking lots of 34 and 16 spaces, respectively.

7. 90.109EXC

(BADINER)

72 - 82 NATOMA STREET (NATOMA MEWS), north side between First and Second Streets running thorough to Minna Street, Lots 45, 46, 53 and 54 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts. The proposed project is an approximately 48 story, 475 foot tall tower containing approximately 509 residential units, 406 parking spaces and 10,000 square feet of retail space and is requesting exceptions under Section 309, including exceptions to the side setback, rear yard requirements, dwelling unit exposure and truck maneuvering requirements, and Conditional Use Authorization, including authorization for increased residential density and parking in excess of that permitted as an accessory use.

DECEMBER 3, 1992

APPROVED 8. 92.431C
 1750 POLK STREET, east side between Washington and Clay Streets; Lot
 20 in Assessor's Block 620 - Request for Conditional Use
 Authorization to allow Other Entertainment (as defined in Section
 790.38 of the Planning Code) in the Polk Street Neighborhood
 Commercial District. The proposal is to add a piano and
 accompaniment to an existing bar. The proposed hours of
 entertainment are 9:00 p.m. to 1:00 a.m.
 (Continued from Regular Meeting of October 8, 1992)

6:28 P.M.
 (NIXON) TAKEN
 OUT OF
 ORDER &
 HEARD
 AFTER
 ITEM #10.

PRESENT: FUNG
 SMITH
 MOTION #: 13433
 9.
 WITHOUT HEARING,
 CONTINUED TO
 12-17-92
 (5-0)
 PRESENT: FUNG
 SMITH

92.472C (BERGDOLL)
 1653 LOMBARD STREET, south side between Gough and Octavia Streets;
 Lot 16 in Assessor's Block 505 -- Request for Conditional Use
 Authorization for a reduction in the residential off-street parking
 requirements for a two-unit building within an NC-3 Neighborhood
 Commercial District.

NOTE: AT 5:30 P.M., THE COMMISSION WILL RECESS FROM ITS REGULAR CALENDAR AND
 CONVENE INTO A SPECIAL JOINT MEETING WITH THE REDEVELOPMENT AGENCY COMMISSION.

SPECIAL JOINT MEETING
OF THE
 CITY PLANNING COMMISSION
 AND
 REDEVELOPMENT AGENCY
 THURSDAY
 DECEMBER 3, 1992
 ROOM 282, CITY HALL
 5:30 P.M.

ROLL CALL: City Planning Commissioners: ~~Fung, Elzey~~/Bouldridge, Levine,
 Lowenberg, ~~Neichenbergs~~/Prowler, Smith, Unobskey

STAFF: BARBARA SAHM
 COMM. SEC.: LINDA AVERY

Redevelopment Agency: ~~Baget, Bolanos, Hom, King, Kitahata~~, Ong,
 Stern;

STAFF: TAM CONRAD
 ACTING COMM. SEC.: JOYCE MORGAN

5:46
 5:30 P.M.

CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT.
 PUBLIC COMMENTS: SPEAKER: JOHN ELDERLING

10. 91.355E

(SAHM) COURT
 REPORTER
 PRESENT

APPROVED
 (5-0)
 PRESENT: FUNG
 SMITH
 RESOLUTION # 13432

Yerba Buena Center Redevelopment Plan Amendments; amendments would
 include additional areas designated for housing and would make the
 Plan congruent where appropriate with the Downtown Plan, and
 amendments to change the scope of permitted development on sites in
 the Yerba Buena Gardens part of the Area; the area generally bounded
 by Second, Harrison, Fourth and Market Streets; the Subsequent EIR
 both assesses the above amendments and updates analyses from the
 original and Second Supplemental EIRs.

Adjournment. 6:15 p.m.

NOTE: THOSE ITEMS SCHEDULED ON THIS CALENDAR PRIOR TO THE 5:30 P.M. SPECIAL JOINT MEETING WITH THE REDEVELOPMENT AGENCY COMMISSION BUT HAVE NOT BEEN HEARD, COULD BE CONSIDERED AT THIS TIME (BEFORE PROGRESSING TO THE REST OF THE CALENDAR).

7:00
-6:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

11. 92.519D (BERKOWITZ)

D.R.
WITHDRAWN.
750-52 GRAND AVENUE, west side between Clipper Terrace and 25th Street, Lot 24 in Assessor's Block 2849 - Request for Discretionary Review of Building Permit Application No. 9216874 to construct a three-story, two-unit residential building in an RH-2 story, (House, Two-Family) district.

- a) Consideration of Discretionary Review
b) Discretionary Review Hearing

- 1/0 D.R.*^{12.} 92.621D (BERKOWITZ)

(5-0)
ABSENT: FUNG
SMITH
3246 BAKER STREET, east side between Bay and Francisco Streets, Lot 28 in Assessor's Block 926 - Request for Discretionary Review of Building Permit Application No. 9214856 to construct a third floor addition to a single family house in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
b) Discretionary Review hearing

- WITHOUT* 13. 92.561D (BERKOWITZ)

HEARING,
CONTINUED
TO
1-14-93
(5-0)
710 - 712 WISCONSIN STREET, west side between 20thj and 22nd Streets, Lot 12 in Assessor's Block 926 - Request for Discretionary Review of Building Permit Application No. 9214856 to construct a third floor addition to a single family house in an RH-1 (House, One-Family) district.

- ABSENT: FUNG*
SMITH
a) Consideration of Discretionary Review
b) Discretionary Review hearing

- WITHOUT* 14. 92.346D (BLAUVELT)

HEARING,
CONTINUED TO
12-17-92
(5-0)
500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary Review of Building Permit Application No. 9200474 to construct an addition to the existing two-story, single-family dwelling, in an RH-1 (D) (House, One-Family, Detached). The project sponsor proposes to construct either a new third story or a two-story rear addition.

- a) Consideration of Discretionary Review
b) Discretionary Review hearing

(Continued from Regular Meeting of November 19, 1992)

15. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25
in Assessor's Block 1870 -- Request for Discretionary Review of
Building Permit Application No. 911383 to construct a horizontal and
vertical addition to the existing single-family dwelling and
construct a second dwelling unit in the house, in an RH-2 (House,
Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 19, 1992)
- THSAT
HEARING,
CONTINUED TO
12-17-92
(5-D)
PRESENT: FINEG
SMITH

Adjournment 8:26 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries.

CPC: 719

SF
C55
#21
12/10/92

DISABILITY ACCESS

THE COMMISSION'S MEETING ROOM, ROOM 282, SECOND FLOOR, CITY HALL, IS WHEELCHAIR ACCESSIBLE. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS BEFORE A MEETING. A SOUND ENHANCEMENT SYSTEM IS BEING ORDERED BUT IS NOT YET AVAILABLE. LARGE PRINT COPIES OF THE AGENDA WILL BE MADE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS IN ADVANCE OF NEED. IN ORDER TO ALLOW INDIVIDUALS WITH ENVIRONMENTAL ILLNESS TO ATTEND MEETINGS, INDIVIDUALS ARE REQUESTED TO REFRAIN FROM WEARING PERFUME OR OTHER SCENTED PRODUCTS.

~~DRAFT~~ ~~SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 10, 1992
ROOM 282, CITY HALL
2:00 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.
DEC 14 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzey~~/Boldridge, Levine, ~~Lowenberg~~,
~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:08
2:00 P.M.

A. ITEMS TO BE CONTINUED

ANDRADE
(GREEN)

ITEMS
1-3
CONTINUED
AS
DOWN
(5-0)
SENT:
BOLDRIDGE
LOWENBERG

1. 92.513C
2164 MISSION STREET, west side between Sycamore and 18th Streets; Lot 21 in Assessor's Block 3576 -- Request for a Conditional Use Authorization to establish a self-service restaurant serving pizza on a take-out basis and delivering pizza to phone-in customers. (Proposed for Continuance to December 17, 1992)
2. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed from Continuance to January 7, 1992)
3. 92.490D (COLEMAN)
724 FAXON AVENUE, eastside, between Wilwood and Elmwood Ways, Lot 19 in Assessor's Block 3174 -- Request for Discretionary Review of Building Application 9204895 to add a story to an existing one story

Item 92.490D continued

over garage structure in an RH-1(0) (House, One-Family, Detached Dwellings) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Indefinite Continuance) BUT NOT LATER THAN 2/16/93.

B. PUBLIC COMMENT

VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE: - ANNUAL APPRAISAL OF COMMISSION SECRETARY
- LETTER FROM ART INSTITUTE
- DEPARTMENT WORK PROGRAM

D. DIRECTOR'S REPORT

*. UN-SCHEDULED MATTERS - (BLAZET)

4. TIER III

(BERKOWITZ)

ITEMS
4-6,
NO OPPOSITION
NO D.R.

25 MILTON, east side between Bosworth Street and San Jose Avenue, Lot 23 in Assessor's Block 6723 -- Informational presentation of Building Permit No. 9209547 for the reconstruction of a rear yard deck for a single family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(6-0) 5. TIER III

(COLEMAN)

ABSENT:
LOWENBERG

1189 SANCHEZ STREET, eastside, Lot 22 in Assessor's Block 6536 -- Informational presentation of Building Permit Application No. 9210725 for legalization of deck and repair of stairs. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

6. TIER III

(COLEMAN)

52 TOPEKA AVENUE, westside, Lot 13 in Assessor's Block 5382 -- Informational presentation of Building Permit Application No. 9214675 to legalize an existing two-story deck and construct new fire walls at the side of the decks. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

□. UN-SCHEDULED MATTERS - (PASSMORE)

- OSGOOD PLACE

- MATTERS IN BPA CALENDAR 12-9-92.

DECEMBER 10, 1992

7.
PRESENTATION
COMPLETE.
NO ACTION
REQUIRED

(WYCKO/RUBIN)

PARKING INVENTORY, Information report on update of downtown off-street parking inventory which includes changes in downtown parking supply over past decade as well as parking occupancy and rate data.

4:10
~~4:00~~ P.M.

8.
APPROVED
(6-0)
ABSENT: LOWENBERG
RESOLUTION #:
13434

(RIVASPLATA)

TRANSPORTATION MANAGEMENT ASSOCIATION PLAN ADOPTION, Hearing on proposed Resolution by the City Planning Commission approving the 1991-92 Executive Summary and 1993-98 Work Plan of the Transportation Management Association (TMA). This non-profit organization of downtown building managers and owners seeks the Commission's endorsement of its work, based on its ability to meet the objectives established for it in Resolution 13003 of January, 1991.

9.
APPROVED
(6-0)
ABSENT: LOWENBERG
RESOLUTION #:
13435

(SAHM)

Consideration of Resolution authorizing the Director of Planning to enter into a Personal Service Contract with Santa Cruz County for the services of Richard A. Charter for up to \$9,000 for the Local Government Coordination Program for offshore and leasing proposals.

10.
APPROVED
(6-0)
ABSENT: LOWENBERG
RESOLUTION #:
13436

(MALTZER) SEE NOTICE OF CORRECTION

PROPOSED REVISIONS/AMENDMENTS TO CEQA GUIDELINES, Hearing on proposed Resolution by City Planning Commission requesting that State California Environmental Quality Act (CEQA) Guidelines be revised and/or amended to include the following types of projects within the list of categorical exemptions from CEQA: i) legislation to rezone small properties, permitting no more development than would be permitted under present categorical exemptions; ii) changes in use which should increase a building occupancy by no more than the occupancy increase presently allowed by a small (and presently exempt) addition to the structure.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

APPROVED AS
MODIFIED 11.
(6-0)
ABSENT: LOWENBERG
RESOLUTION #:
13437

(EDELIN)

Resolution adopting charge structure for requests for information, analyses, report preparation and presentations

NOTE: ON DECEMBER 3, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH MODIFICATIONS TO THE DRAFT LANGUAGE BY A VOTE OF 4-1.

COMMISSIONER UNOBSKEY VOTED NO. COMMISSIONERS FUNG AND SMITH WERE ABSENT.

5:20 - 5:00 P.M.

F. REGULAR CALENDAR

12.
APPROVED
CONDITIONS
(6-0)
ABSENT: LOWENBERG
RESOLUTION # 13438

(NIXON)

92.426C
3303 MISSION STREET, southeast side between Fair and Virginia Avenues (near 29th Street) Lot 32 in Assessor's Block 5615 - Request for Conditional Use Authorization to establish a small self-service restaurant (as defined by Section 790.91 of the Planning Code) in an NC-3 (Moderate-Scale Neighborhood Commercial) District and Mission

Item 92.426C continued

Street fast-food subdistrict. The proposal is to establish a donut shop with a total floor area of approximately 984 square feet, and seating for up approximately eight persons.
(Continued from Regular Meeting of November 19, 1992)

*AFTER RECEIVING
TESTIMONY, PUBLIC
HEARING WAS
CLOSED & THE
MATTER WAS
CONTINUED TO
2-4-93
(6-0)*

92.493C (MONTANA)
103-105 FREELON STREET, southwest corner at Fourth Street; Lot 30 of Assessor's Block 3777 - Request for conditional use authorization to convert a dwelling unit to additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X height and bulk district.
(Continued from Regular Meeting of November 5, 1992)

7:20
~~6:00~~ P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

14. 92.277D (PEARL)
2211 VAN NESS AVENUE, west side between Vallejo Street and Broadway, Lot 5 in Assessor's Block 570 -- Department-initiated Discretionary Review of Building Permit Application Number 9207938 to reduce the number of dwelling units from three to two and to modify condition number 2 of the previously approved Motion Number 10149, adopted on November 15, 1984, under Case Number 84.480D, in an RC-3 (Residential-Commercial, Combined: Medium Density) District, in the Van Ness Avenue Special Use District.

*No D.R.
(6-0)*

*ABSENT:
LOWENBERG*

15. 92.607D (BLAUVELT)
2544 LEAVENWORTH, east side between Bay and Francisco Streets, Lot 23 in Assessor's Block 44 -- Request for Discretionary Review of Building Permit Application No. 9217174 to construct a two-story vertical addition to the existing one-story, single-family dwelling in an RH-3 (House, Three-family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

*No D.R.
(5-0)*

*ABSENT:
LOWENBERG
PROWLER*

*FOR ITEMS 16.
16 & 17,
AFTER RECEIVING
TESTIMONY, PUBLIC
HEARING WAS
CLOSED & THE
MATTER WAS
CONTINUED TO
1-7-93*

91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 19, 1992)

*ABSENT: BOLDRIDGE
LOWENBERG
PROWLER*

17. 91.522D*

(COLEMAN)

3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review.

b) Discretionary Review hearing

***NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER**

(Continued from Regular Meeting of November 19, 1992)

Adjournment - 9:25 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries.

CPC: 721

NOTICE OF CORRECTION

DRAFT SUMMARY
~~NOTICE OF MEETING AND CALENDAR~~
OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 10, 1992
ROOM 282, CITY HALL

NOTICE IS HEREBY GIVEN that the following item listed on the calendar of the San Francisco City Planning Commission for Thursday, December 10, 1992, was shown incorrectly. The item should read:

4:00 P.M.

10.

(Maltzer)

PROPOSED REVISIONS/AMENDMENTS TO CEQA GUIDELINES, Hearing on proposed Resolution by City Planning Commission requesting that State California Environmental Quality Act (CEQA) Guidelines be revised and/or amended to include the following types of projects within the list of categorical exemptions from CEQA: i) legislation to rezone small properties, permitting no more development than would be permitted under present categorical exemptions; ii) acquisition of property by a public agency where; iii) minor subdivisions whether or not a variance is required; iv) new construction or conversion of up to six dwelling units regardless of the number of structures involved; and v) changes in use which should increase a building occupancy by no more than the occupancy increase presently allowed by a small (and presently exempt) addition to the structure.

APPROVED

(6-0)

ABSENT:

LOWENBERG

RESOLUTION #:

13436

SF
C55
#21
12/17/92

DISABILITY ACCESS

THE COMMISSION'S MEETING ROOM, ROOM 282, SECOND FLOOR, CITY HALL, IS WHEELCHAIR ACCESSIBLE. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS BEFORE A MEETING. A SOUND ENHANCEMENT SYSTEM IS BEING ORDERED BUT IS NOT YET AVAILABLE. LARGE PRINT COPIES OF THE AGENDA WILL BE MADE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS IN ADVANCE OF NEED. IN ORDER TO ALLOW INDIVIDUALS WITH ENVIRONMENTAL ILLNESS TO ATTEND MEETINGS, INDIVIDUALS ARE REQUESTED TO REFRAIN FROM WEARING PERFUME OR OTHER SCENTED PRODUCTS.

DRAFT SUMMARY
NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 17, 1992
ROOM 282, CITY HALL
2:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.
DEC 22 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzey~~/Boldridge, Levine, ~~Lowenberg~~,
~~Nothenberg~~/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:40
2:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.328E

(GITELMAN)

AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS -- APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project is an ordinance that would amend sections of the City Planning Code, the Housing Code, the Building Code, and Article 37 of the Administrative Code (the Residential Rent Stabilization and Arbitration Ordinance), in order to establish a 24-month amnesty program for illegal dwelling units. Under the proposed program, property owners in certain zoning districts would be permitted to retain one illegal dwelling unit which is within the district's density limit, or to retain one above the density limit, as long as the unit was constructed prior to January 1, 1992, and certain other conditions are met.
(Proposed for Continuance to January 7, 1993)

CONTINUED
AS SHOWN
(5-0)
SENT:
LOWENBERG
SMITH

B. PUBLIC COMMENT

RANDY SHAW
W: RESIDENT
ELEMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS — NONED. DIRECTOR'S REPORT

* NON-SCHEDULED ITEMS (BLAZET/PASSMORE)
2.

PASSMORE
(LORD)

APPROVED
(5-0)

ABSENT: LOWENBERG
SMITH

RESOLUTION #:
13439

CENTRAL EMPLOYMENT BROKERAGE ASSOCIATION (CEBA), public hearing to consider adoption of the Central Employment Brokerage Association (CEBA) program and budget proposals. Section 164 of the City Planning Code requires office projects of 100,000 square feet or more located in C-3 zoning districts and approved after 1985 to provide employment brokerage services to San Francisco residents. CEBA, a newly incorporated non-profit corporation, is seeking approval of a proposed employment program and budget as required by City Planning Commission Resolution NO. 13091.

ITEMS 3a & 3b, 3a.

(MONTANA/HERRERA)

PRESENTATIONS
COMPLETE.

NO ACTIONS REQUIRED.

COMMISSION REQUESTED
FULL PUBLIC HEARING

ON 3a ON

1-21-93.

3b. COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS), Informational presentation by the Mayor's Office of Housing on the ANNUAL PLAN FOR 1993; Housing Development Resources and strategies for 1993. (Copies of the report are available at the 4th Floor Reception Desk, 450 McAllister Street). STAFF: TED DEANSFRY, DIRECTOR, MAYOR'S OFFICE OF HOUSING; JOEL LIPSKEY, MGR

5:30 ~~4:30~~ P.M.

E. CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT - PUBLIC HEARING CLOSED

4. 90.109E (McCORMICK)

APPROVED
(5-0)
ABSENT: LOWENBERG
SMITH

MOTION #: 13440

72 - 82 NATOMA STREET (NATOMA MEWS) - CERTIFICATION OF FINAL EIR, 72-82 Natoma Street, north side through to Minna Street, between First and Second Streets; Block 3721, Lots 31, 45A 46, 53, 54: construct a 48-story, 475 foot residential and retail building containing approximately 640, 430 gross square feet of space

Item 90.109E continued

including 509 dwelling units, 21,100 square feet of ground floor retail space and podium level health club, and five above and below grade parking levels containing approximately 140,250 gross square feet of space for approximately 406 automobiles (with tandem parking).

Construct a six-story, approximately 22,700 gross square foot office and retail building on the south side of Natoma Street (Lot 31) containing 18,380 gross square feet of office space and 4,330 square feet of ground floor retail and lobby space; structures would replace surface parking lots of 34 and 16 spaces, respectively.
(Continued from Regular Meeting of December 3, 1992)

F. REGULAR CALENDAR

5. 90.109EXC (BADINER)

*AFTER RECEIVING
TESTIMONY, THE
COMMISSION
CLOSED THE
PUBLIC HEARING
- CONTINUED
THE MATTER
D 1-14-93
(5-0)
PRESENT: LOWENBERG
SMITH*

72 - 82 NATOMA STREET (NATOMA MEWS), north side between First and Second Streets running through to Minna Street, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts. The proposed project is an approximately 48 story, 475 foot tall tower containing approximately 509 residential units, 509 parking spaces and 10,000 square feet of retail space and is requesting Conditional Use Authorization, including authorization for increased residential density and parking in excess of that permitted as an accessory use and exceptions under Section 309, including exceptions to the side setback, rear yard requirements, dwelling unit exposure, independently accessible parking requirements and truck maneuvering requirements.
(Continued from Regular Meeting of December 3, 1992)

*APPROVED 6.
V) CONDITIONS
(4-0)
PRESENT: BOLDRIDGE,
LOWENBERG, & SMITH
ACTION #: 13441*

92.467C (BERGDOLL)

2257 MASON STREET, west side at the corner of Francisco Street; Lot 1, in Assessor's Block 51 -- Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing three-story mixed use building within the North Beach Neighborhood Commercial District.

*AFTER RECEIVING
TESTIMONY & CLOSING
THE PUBLIC HEARING,
THE COMMISSION
VOTED ON A MOTION
DISAPPROVE
(2-2)*

92.472C (BERGDOLL)

1653 LOMBARD STREET, south side between Gough and Octavia Streets; Lot 16 in Assessor's Block 505 -- Request for Conditional Use Authorization for a reduction in the residential off-street parking requirements for a two-unit building within an NC-3 Neighborhood Commercial District.
(Continued from Regular Meeting of December 3, 1992)

*NO: FUNG & UNOBSKEY
PRESENT: BOLDRIDGE, LOWENBERG, SMITH
FORWARD TO CONSENT CALENDAR ON 1-7-93
FOR CONSIDERATION BY FULL COMMISSION.*

DECEMBER 17, 1992

INTENT TO APPROVE w/ 8. 92.513C (ANDRADE)
 CONDITIONS (4-0) 2164 MISSION STREET, west side between Sycamore and 18th Streets; Lot 21 in Assessor's Block 3576 -- Request for a Conditional Use Authorization to establish a self-service restaurant serving pizza on a take-out basis and delivering pizza to phone-in customers.
 ABSENT: BOLDRIDGE, LOWENBERG, & SMITH
 FINAL LANGUAGE: (Continued from Regular Meeting of December 10, 1992)
 1-7-93
 PUBLIC HEARING CLOSED

9. 92.547C (WONG)
 WITHOUT HEARING 1222-24 9TH AVENUE, east side between Lincoln Way and Irving Streets; Lot 33 in Assessor's Block 1742 -- Pursuant to Section 161(j) of the Planning Code, request for Conditional Use Authorization to eliminate required off-street parking for an existing upper floor dwelling unit within an NC-2 (Small-Scale) Neighborhood Commercial District. The proposal is to eliminate the requirement of one off-street parking space for an existing upper floor dwelling unit previously established without proper building permits. Roof decks are to be added to the south side of the building to comply with usable open space requirements.
 CONTINUED TO 1-14-93 (5-0)
 ABSENT: LOWENBERG, SMITH

UNOBSKEY, LEVINE & PROWLAR 10. 92.495C (HING)
 HEARD THIS ITEM AS A COMMITTEE OF THE COMMISSION. THEY CLOSED THE PUBLIC HEARING & INSTRUCTED THE SECRETARY TO PROVIDE TAPES OF THE HEARING TO ASSENT COMMISSIONERS PRIOR TO FINAL ACTION BY FULL COMMISSION ON 1-14-93.
 1653 HAIGHT STREET, southwest corner of Haight and Belvedere Streets, Lot 1 in Assessor's Block 1247 -- Request for Conditional Use Authorization to install an automatic teller machine (ATM) with less than the required three (3) feet setback (pursuant to Planning Code Sections 719.26 and 145.2) in an existing bank in the Haight Street Neighborhood Commercial District. The proposal is to install a second walk-up automatic teller machine along the Belvedere Street frontage and to replace the existing teller machine with a handicap accessible unit.
 ABSENT: BOLDRIDGE, LOWENBERG, SMITH

11. 92.582C (BANALES)
 DISAPPROVED (4-0) 2227 IRVING STREET, south side between 23d and 24th Avenues, Lot 44 in Assessor's Block 1778 -- Request for Conditional Use Authorization to establish a small self-service restaurant within an NC-2 (Small Scale) Neighborhood Commercial District and the Irving Street Restaurant and Fast Food Subdistrict. The proposal is to establish a self-service bakery containing 523 square feet of floor area, including counter space and seating for 16 persons, and an additional 395 square feet of floor area to be used as office and storage. The total proposed floor area is 918 square feet.
 ABSENT: BOLDRIDGE, LOWENBERG, SMITH
 MOTION #: 13442

12. 92.458C (GREEN)
 WITHOUT HEARING, 4050 - 19TH AVENUE, north side between Monticello and Byxbee Streets; Lot 10 in Assessor's Block 7083 -- Request for Conditional Use Authorization to amend a previous authorization as set forth in City Planning Commission Motion No. 13098 for an existing self-storage facility in an NC-1 (Neighborhood Commercial Cluster) District. (Continued from Regular Meeting of November 19, 1992)
 CONTINUED TO 1-14-93 (5-0)
 ABSENT: LOWENBERG, SMITH

13. 92.266C (GREEN)
 MEETING HELD. 1564-1572 UNION STREET, north side between Franklin Street and Van
 STREET MODIFICATION. Ness Avenue; Lot 15 in Assessor's Block 527 -- Request for
 REQUESTED BY THE CONDITIONAL Use Authorization to develop a lot in excess of 5,000
 COMMISSION. square feet in size and located within the Union Street Neighborhood
 Commercial District. The proposal is to demolish the existing one
 CONTINUED TO story building containing three commercial tenants and the
 2-4-93 construction of a four-story building containing ground floor
 (4-0) commercial floor area and nine off-street parking spaces and a total
 of nine dwelling units on three floors above on a lot approximately
 5,867 square feet in size.
 PRESENT: BOLDRIDGE
 LOWENBERG
 SMITH

10:45
 6:30 P.M.

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 COMMISSION.

14. 92.444D (PAEZ)
 No D. R. 70 DIAMOND STREET, westside between Market and 18th Streets, Lot 12
 (4-0) in Assessor's Block 2649 -- Request for Discretionary Review of
 PRESENT: BOLDRIDGE Building Permit Application No. 9210907 under Section 101.1 of the
 LOWENBERG City Planning Code for the demolition of an Architecturally
 SMITH Significant single-family dwelling and the construction of a
 three-family replacement dwelling in an RH-3 (House, Three-Family)
 District with a 40-X Height and Bulk designation.

15. 91.597D (BLAUVELT)
 WITHOUT HEARING, 2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25
 CONTINUED TO in Assessor's Block 1870 -- Request for Discretionary Review of
 1-21-93 Building Permit Application No. 911383 to construct a horizontal and
 (4-0) vertical addition to the existing single-family dwelling and
 PRESENT: BOLDRIDGE construct a second dwelling unit in the house, in an RH-2 (House,
 LOWENBERG Two-Family) District.
 SMITH a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of December 3, 1992)

Adjournment — 11:18 p.m.

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Notice of Appeals continued

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CPC: 722

2

